

The Tucson National Townhomes West, Inc.

- Association Services provided to Residents -

The Tucson National Townhomes West (TNTW) Association assumes the financial responsibility for a number of residential services through the assessment fees.

The services include the following which are subject to change without notice at the Board of Director's discretion:

Association Assessment Payment Schedule – Assessments levied by the Association are used exclusively to promote the recreation, health, safety and welfare of the residents and their guests, for the improvement and maintenance of the Common areas and for all purposes cited in the governing documents. The assessments are annual and the amount determined in December of each year based upon the budget for the following year. The Board of Directors presently permits the payment of the annual assessment in equal quarterly payments due and payable on the first day of each calendar quarter. Any quarterly installment not paid in full by the 15th day of the second month of the calendar quarter is late, and a late charge of ten percent (10%) of that installment will be added to the amount due. In addition, interest in the amount of twelve percent (12%) per annum may be charged on unpaid installments. This interest will be added to the balances due as of the fifteenth day of each month until the assessments are current and all late penalties and interest are paid. In the case of delinquent installments, the assessment for the full year, plus late penalties and interest may become a lien on the Owner's property.

Association Common Areas Insurance Coverage – The Association carries casualty insurance ONLY on the common areas it owns, as well as liability insurance on the common areas and for Directors and Officers. The Association does not carry insurance on individual homes and lots, which is the responsibility of each resident owner.

Swimming Pool – Residential Usage – The TNTW Association's swimming pool at 8675 N. Arnold Palmer Drive is restricted to resident owners, members of their immediate families and current houseguests, and a few paid licensees from neighboring subdivisions, who have signed the Association's License Agreement form. All resident owners are provided a special key to the pool for their use only. If the key is lost, a replacement will cost \$50.00. To obtain a key, contact AME Management Services – Property Manager.

In general, the pool water is not heated from approximately October 15 thru April 15 because of the high cost of gas heating during the winter months. The solar heating system is continually heating the pool water from mid-April through early to mid-October, as this is the time when it's most effective.

Welcome Center Access Service - The Welcome Center main entrance to the resort is not operated as security device. Omni Resort contributes approximately 50% of the cost of operating the Welcome entry, and our Association, together with the other associations and residents it serves share the balance of the cost. You may obtain a remote unit to open the resident entry gate by contacting the Director of Membership Services at 520 877-2301. Please notify the attendant at the Welcome Center if guests are expected after 10 PM. Guests arriving after 10PM that are not on the notification list will not be permitted to enter until the resident owner has approved entry by telephone with the Welcome Center.

The attendant will not call a resident owner for entry approval after 11PM.

Trash Pickup Service/Schedule – Regular trash and recycled material is collected once a week on Thursdays, effective July 1, 2010. All trash and recyclables must be deposited in separate wheeled containers provided by Saguaro Environmental Services. It is recommend that both trash and recycle containers be placed curbside by 6AM on day of pickup, or have containers curbside after sunset the night before. We encourage residents to return the empty containers to their concealed location soon after collection pickup. New resident owners should contact the AME Management office (742-3018) for further information if necessary.

Street Sweeping Service – Motorized street sweeping occurs once every three months. An exact schedule is not established. Resident owners are asked not to allow their contractors to sweep or wash construction debris into the streets.

Cable Television Service – Basic and expanded cable television service is paid by the TNTW Association and is included in your Assessment fees. If you desire premium channels, you're required to pay the additional fees associated with premiums like HBO, Showtime programming.

Central Alarm Monitoring System – The TNTW Association pays Central Alarm, Inc. to monitor the resident home alarm system. Any call by a resident owner for service or repair to a system is charged to that owner on a time and materials basis. Central Alarm office can be contacted at 520 622-8824.

Limited Front Yard Landscape Service - The TNTW Association provides general landscape maintenance and irrigation repairs for common areas and the front yards of residents between the street and up to the front entry of the residence. The contractual arrangement outlines that landscape service shall be every week, twice per week, for 72 residents and 2 common area lots. If a resident believes that service is not being provided to their front yard, contact AME Management Services – Property Manager – 520 742-3018 .

It is the responsibility of resident owners to maintain the landscaping in areas other than front yards. In turn, it is necessary for the resident owner to arrange for necessary maintenance for areas other than front yards during periods when not in residence as well as when one is present in Tucson. Each resident owner shall keep that the residential area free of trash, rubbish, debris, weeds, dead or decaying vegetation (including compost piles), other unsightly material, and any plant or other vegetation which the Architectural Review Committee determines, for aesthetic or health reasons should not be permitted within the property. Each resident owner shall maintain all landscaping on the lot property in good condition or repair, neatly trimmed, properly cultivated, and in attractive and viable condition.

Updated: June 2010