

NEW RESIDENT INFORMATION
Tucson National Townhomes West, Inc.

Dwelling Maintenance - Residents are required to maintain, repair and repaint the dwelling unit, including perimeter walls and other improvements on a lot, in a manner and with such frequency, that keeps that property and dwelling unit in an attractive, well kept and maintained condition consistent with the quality and standards set by Tucson National Townhomes West, Inc. (TNTW). Periodic inspections will be performed to assess compliance.

Specific Front/Back Yard Maintenance – TNTW provides general landscape maintenance and irrigation repairs for common areas and the front yards of lots that are not enclosed by perimeter walls. TNTW will not replace bushes and trees that are destroyed by disease or weather unless such replacement is paid for by the owner. If an owner wishes to remove or replace or change landscaping in the portion of the lot maintained by the Association, at his own cost, the owner must receive the prior written approval of the Association. Owners are responsible for the replenishment and replacement of decorative rock on the lot.

Light Post/Mailbox Maintenance – TNTW maintains the lighting in the common areas and around the community pool. Each owner is responsible for the maintenance and repair of the mailbox and lighting on his lot, including, but not limited to replacing light bulbs and photo sensors.

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 recommended 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.

Pet Animal Management in Association Area – All dogs must be kept under leash or controlled at all times and it is the responsibility of pet owners to clean up after their pets on their lots and in the common area.

Fire Protection/Emergency Ambulance Service – TNTW has a publicly financed tax supported fire department – Mountain Vista (aka La Canada) Fire District – effective July 1, 2008. Specifics on the Fire District's strategic plans and addresses are outlined on TNTW's Website: www.TNTWest.net and the Fire District's website: www.mountainvistafire.org. Emergency medical service can be obtained by private contract with Rural-Metro Fire Department (520-297-6300). Each owner should contact Rural-Metro in order to arrange emergency ambulance service.

ALL RESIDENTS ARE ENCOURAGED TO REVIEW ARTICLE IV OF THE SECOND REVISED AND RESTATED DECLARATION OF COVENANTS, CONDITION AND RESTRICTIONS OF TUCSON NATIONAL TOWNHOMES WEST WHICH LISTS ALL OF THE USE RESTRICTIONS APPLICABLE TO THE LOTS.

Updated: June, 2010