

Summary of Leisure World Community Association (LWCA) District 1 Standards

The standards of LWCA District 1 are derived from the Condo-Covenants Conditions & Restrictions (CC&Rs), Architectural Control Committee (ACC) Rules, Leisure World Community Association (LWCA) Bylaws, and LWCA Rules and Regulations. In addition, the Community Manager and the District 1 Council may establish rules that define the standards of the district. The Leisure World website - www.lwca.com - is an owner's resource and contains all documents for your reference. You must register on the website, wait for approval and then you will be able to update your information to receive valuable information by email.

Plats 1-5 make up District 1 of the community. LWCA is a Maricopa County island, surrounded on all sides by the City of Mesa. Fire protection is by Rural Metro, Domestic water and yellow fire plugs by City of Mesa, irrigation-sprinkler-lakes water and green fire plugs by Global Resources –Turner Ranch Water Company.

WHAT YOU OWN AND YOUR RESPONSIBILITY:

In a condo, unlike a town house or home on a deeded lot, essentially all you own is the air space from floor to roof, including the paint or paper that covers the walls. You do own a percentage of your plat in common, but no individual square inch of land. At the back of your copy of the CC&Rs there are pages giving that percentage for each manor, along with a diagram of your condo plat plan showing your unit size including living space, garage and defined patio; and the defined Limited Common Area for your condo outside of this unit size.

Your own insurance needs to cover the roofs-including eaves, doors, windows, interior walls and fixtures of your condo and such things as rugs, drapes, as well as your personal belongings. You also need to make sure any addition to the original structure, such as an Arizona Room, is covered by your personal insurance because the LWCA policy only returns the structure back to its original configuration.

Your balcony, patio (not defined in the unit size of the plan), carports, storage area, parking space or walkways as defined on the plat plan in the Condos CC&R are "limited common area (LCA)". You still do not own them, but you do have exclusive use of the area. Everything outside the walls and limited common area of your manor, is "common area" This Common Area includes the brick lined shrubbery beds in addition to the other area surrounding your manor. If you make changes to your manor as defined by the Architectural Control Committee (ACC) Rules and Procedures without an ACC permit you can be fined. These ACC Rules and Regulations and ACC Permit Application are available on-line or at the Facilities Department. The Facilities Department also has a list and model floor plan each manor in the district.

Each owner in District 1 (Manors 1-482) is responsible for maintenance, repair and replacement of roofs including eaves, doors, and windows. Currently exterior repainting is done on an eight-year cycle. During the paint year, preparing the exterior walls for painting requires owners to remove any decorative elements or foliage that may have been placed on the patio or exterior walls.

CHANGES TO YOUR CONDO EXTERIOR

Anything you want to do on or past the outside walls of your manor (including your limited common areas) needs to go through the ACC permit process, excluding very minor repairs such as a new screen in your screen door. You must complete an ACC permit application and turn it in to the Facilities Department. Issuance of a permit for standard projects may be done by the Facilities Administrative

Assistant or one of your two District ACC reps immediately. Other projects require a review for a variance by the ACC Committee which meets monthly (See ACC Rules and Procedures Section C.) Once approved, you may require a Maricopa County permit depending on the extent of the change. If you are approved to change the exterior of your manor or limited common area, you will be required to sign a maintenance agreement that shifts the responsibility for this reconstruction from the District to you. This maintenance agreement will be filed with the Maricopa County Recorder. You will need to plan these requirements in your timeline for a project. If you sell your condo you also need to make sure your manor file kept by Facilities is current to inform prospective buyer which items are under a maintenance agreement requiring the owner to maintain the structural change to the exterior of the condo.

SHRUBBERY BEDS, TREES, and LANDSCAPING:

Appendix A defines the total monthly district direct service fee and lists the elements of this fee that include Basic Landscaping Maintenance services such as mowing, pruning, and plant replacement. This District Landscaping Maintenance Standards agreement with landscaping specifies the mowing and trimming schedules. Special projects such as thinning or topping of large trees are separate from the basic yard services and have a separate budget line item.

New owners often request special changes and/or services. In your limited common area, you have some leeway in how you landscape; however, you do need an ACC permit for outdoor tile, carpeting or major structural changes. You are responsible for the irrigation and any planting you do there, and you need to make arrangements to have your patios, roofs and air conditioning units cared for if you are gone for any length of time. Owners should review the plat plan for their manor to see where their limited common area is defined. In many cases the limited common area of a manor has been converted to an Arizona room and there is no open patio area available. An owner cannot claim common area to add an open patio that is defined as shrubbery border that extends beyond their limited common area.

If you wish to make major changes to plantings in the common area, you may not make any changes such as removing or planting grass, trees, shrubbery or other foliage, (new or replacement) without the approval of the Community Manager or designee (Rules and Regulations 2-304.2 May 4, 2018.) Any existing roses, perennials, biennials, bulbs or annuals in the common area that are not on the approved shrub list and are approved to be planted outside your limited common area are your responsibility and are not cared for by the landscape crews.

The grass in the District 1 common area is Bermuda grass which goes dormant in the winter and turns a golden color. District 1 does not overseed with winter rye in the district. Within the line of the shrubbery beds the Landscape staff only takes care of the basic plantings as defined in the Approved Plants and Trees listings, while you are responsible for any extra items, such as roses, perennials, biennials, bulbs, or annuals. You are responsible for any weeding or removal of grass from around the plantings that you or a previous owner have put in that are not on the Approved Plants and Trees listing.

Trees that are dead are taken out and replaced by the Landscape Department at a cost to the District budget. If, for some valid reason, you want to take out grass, a live tree or shrub, you must obtain permission from the Community Manager or their designee. You pay for the removal at a minimum 1-hour and maximum 2 hour current year labor hourly rate (and for an approved replacement plant if one is to be bought). Forms are available at the Landscape office and online at www.lwca.com for this special type of request. Landscape will make the final decision as to the location of shrubs and trees. Approved Plants and Approved Tree listings are available online or at the Landscape Department

When you sell, you need to make sure that the manor file at the Landscape Department is

current to tell the prospective new owner of any extra plantings. If they do not want to continue caring for them, or at the point that you no longer wish to care for them, it is then your responsibility to bring the shrubbery beds back to the level of LWCA care. You must coordinate any changes with the Landscape Department. These notations will be kept on an electronic file with the Landscape Department for future reference.

Citrus trees near your manor planted in the common area are part of the common property and technically are not owned by you even though you may fertilize or otherwise care for them. District practice is that you control how much of the fruit you will use yourself, but you also need to be willing to share with your District 1 neighbors. In June, 1995, the District Council, at the request of the Landscape Director, set a policy that new or replacement citrus trees can no longer be planted as they need different care than that provided by lawn sprinkling and the district fertilizing schedule. In 2018, the District Council restated a longtime Landscape policy that no citrus trees would be planted in the grass. Trees planted by owners after the May 4, 2018 Rules and Regulations changes prohibiting owners to plant in the common area without approval of the Landscape Department, will be removed from the grass. The Landscape department would attempt to help the condo owner to determine if there was a viable option for planting a citrus tree within the manor's limited common area.

There is a LWCA requirement that ripe fruit must be removed from trees with a deadline of July 1st. We will be sponsoring a "Pick Day" conducted by LWCA employees and volunteers to assist manor owners who are not able to pick their fruit. We will promote participation for signups with the Pick Day occurring in late March. Those manor owners who leave for the summer must make sure that the fruit is removed before they leave.

IRRIGATION AND PLUMBING:

The Landscape Department is responsible for the irrigation system in the common area and determines the appropriate placement of sprinkler and bubbler systems. You may not change the locations of this equipment, and if you see a need you must place a request to the Department to relocate any equipment. You are responsible for any watering system in your limited common area. You will need to contract to place or repair any watering system in your limited common area. You may not run a drip system from the common area water source to your limited common area. You may not water the common area with household water. If you believe there is an irrigation problem in the common area, you must contact Landscape to resolve your concern.

The plumbing inside the house is your responsibility. District 1 is responsible for the service delivery plumbing including household water and sewer lines from the point of City of Mesa service to the entry point to the home. Any irrigation system using household water within the limited common area of the manor is the responsibility of the manor owner. If there is a problem you must work through the Facilities Department (or security during off hours) or the LWCA manor insurance might not cover repairs.

PARKING

Many manors are built with single-car garages, and a few extra parking spaces were placed in strategic locations in the cul-de-sacs. When parking, please do not let your car encroach onto the sidewalk; when you have a single garage, if concrete length allows, please park your 2nd vehicle in your own driveway and leave the extra spaces for guest parking. No special street space is allocated to any particular manor. The Rules and Regulations for the Community restrict parking in the cul-

de-sacs to visitors and disallow owners from parking in these spaces. Cul-de-sac street parking is restricted when the street is narrow and emergency vehicle would be restricted if vehicles park on the street.

Golf cars used on a regular basis may be parked in a garage, on a driveway or on a patio. Golf cars may not park on common area landscape or grass surrounding the manor at any time. When parking on a patio there shall be limited and minimal use crossing district common area landscape, using the shortest distance from the driveway or street to park the golf car on the patio. Golf cars not used on a regular basis must be properly stored in a garage.

If you have a question regarding a vehicle that doesn't fit into your garage, or in your driveway, please check the Rules and Regulations or contact Security for information on parking. There is a long-term lot within the community where you can rent a space for motor homes and oversized vehicles.

DOCUMENTS TO REVIEW

As a new owner, you will receive documents governing the community and rules approved by the District 1 Council.

These include:

1. Articles of Incorporation
2. Restated Condos CC&Rs
3. Rules and Regulations
4. ACC Rules and Procedures
5. District 1 Landscape Rules
6. District 1 Facilities Service Levels Agreement
7. District 1 Manor Paint Process

If you have any questions you can attend a District 1 Meeting scheduled monthly for the months October through April or contact the District 1 Chair at District1@lwca.com.

Initially adopted 11/21/2018; revised 1/15/2020

APPENDIX A
District 1 HOA and Direct Service Fee
2020

The components of the monthly fee:

A. The Base LWCA HOA fee (which every manor in LWCA pays) includes all the costs of operating LWCA - taxes, utilities including garbage pickup, pools and recreation centers, security, health office, insurance, common area landscaping, lakes maintenance, street maintenance, and costs involved in bookkeeping and other management services. For 2020 the LWCA base monthly fee is \$ 290.00.

B. District 1 has, in addition, a second direct services fee which covers the cost of:

1. Exterior condo building insurance
2. District 1 common area Basic Landscaping Maintenance and special landscape projects.
3. Manor painting on a eight-year schedule
4. Manor Exterior maintenance
5. District 1 common area electricity
6. Landscape Water
7. Household Water and Sewer Charges
8. Termite pest inspection and control and bee extermination for the exterior of the Manor only
9. Service delivery plumbing including household water and sewer lines from the point of City of Mesa service to the entry point to the home. (Note: Any irrigation system using household water within the limited common area of the manor is the responsibility of the manor owner.)

The 2020 District 1 direct service fee is \$ 240.00 monthly in addition to the base HOA fee. The District Council makes every effort to keep fees at a reasonable and affordable level and tries to keep yearly changes to the inflation rate

Rates approved 2/19/2020 Board of Directors