

Modifications Committee Meeting Minutes, September 11, 2007

The meeting was called to order on September 11, 2007 at 2:30PM.

Attending: Jean Grutta, Roy Kurtz, Dottie Schultz and Bob Shriver.

Absent: Anne Chernis.

There was no Old Business.

New Business:

Philip & Priscilla Castrovinci, 7251 East Brisa Drive, change of house color to Tumbleweed. Approved.

Barry Perhac, 30925 N. 78th Place, change of house color to Estuary.

Approved.

The Modifications Committee voted to include the new state legislation concerning real estate for sale signs on personal property in our Design Guideline under signage on page 23. NEW LEGISLATION

In June the Arizona Legislature passed legislation that permits "For Sale" signs in communities that previously were not all effective September 19, 2007. The new legislation allows each homeowner to decide if a "For Sale" sign should be placed on their property.

S>B> 1062: Homeowners Association: For Sale Signs S>B> 1062 denies the association the authority to prohibit the indoor or outdoor display of a for sale sign and a sign rider. It stipulates that:

- 1) A condominium association cannot prohibit the indoor or outdoor display of a for sale sign, including for sale by an owner signs, by a unit owner in that owner's property.
- 2) Specifies that a planned community association cannot prohibit the indoor or outdoor display of a for sale sign by an association member on that member's property including signs that indicate for sale by owner.
- 3) Requires for sale signs to be in conformance with industry standards in relation to size restrictions, specifying that the sign cannot exceed 18 by 24 inches and the sign rider cannot exceed 6 by 24 inches.

The next meeting will be October 9, 2007 at 2:30PM. Modification applications must be submitted to Management by Noon on October 4, 2007.

The meeting was adjourned at 3:20PM.

Respectfully Submitted,

Dottie Schultz

Committee Member