

Board of Directors  
Sun City Mesquite Homeowners Association  
1350 Flat Top Mesa Mesquite, NV 89034  
Attention: Philip M. Crapo, General Manager  
([philip.crapo@seabreezemgmt.com](mailto:philip.crapo@seabreezemgmt.com))

ASSOCIATION MEMBERS  
Sun City Mesquite Homeowners Association

January 1, 2019

Re: ***House Painting***

Dear Homeowners:

As members of the Sun City Mesquite Homeowners Association, you are required to maintain and repair your home. If all owners take good care of their aging properties, values will be protected and enhanced. In addition to being unsightly, poorly maintained homes could be considered nuisances and therefore, violations of the restrictions contained in the Declaration of Covenants, Conditions & Restrictions ("CC&Rs).

**5.2 Duties of Unit Owners.**

**5.2.1** *Each Unit Owner shall maintain, repair and replace, at such Unit Owner's expense, (i) all portions of such Unit Owner's Unit ....*

**5.3 Unit Owner's Failure to Maintain.** *If a Unit Owner fails to maintain his Unit in good condition and repair and in accordance with the Maintenance Standard as required by this Declaration; ....., .....the Association may make a finding to such effect, specifying the particular condition or conditions that exist, and give notice to the offending Unit Owner that corrective action is required to be taken within fifteen (15) days after such notice is sent to the Unit Owner.*

In light of the foregoing obligations, the Board of Directors has determined that all Owners must take reasonable efforts to ensure that the exterior surfaces of their homes are adequately maintained as referenced above. Due, in part, to our desert environment, the exterior surface on a number of homes has faded and is in need of repair. If your home falls into this group, and you fail to promptly make repairs, the Association will provide formal notice and a request to make the repairs. The Association would prefer that you as the homeowner voluntarily agree to maintain your home so your HOA does not have to take actions requiring you to do so.

If you have any questions or concerns, please feel free to contact the Association's Community Manager, Philip Crapo ([philip.crapo@seabreezemgmt.com](mailto:philip.crapo@seabreezemgmt.com)) at your convenience.

Sincerely,



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ASSOCIATION MEMBERS  
Sun City Mesquite Homeowners Association

January 1, 2019

Re: *View Fence Repairs*

Dear Homeowners:

As members of the Sun City Mesquite Homeowners Association, you are required to maintain and repair any fence that is placed on or along the boundary line between a Unit and the Common Elements, as contained in the Declaration of Covenants, Conditions & Restrictions ("CC&Rs).

**"Article 5, Maintenance and Repair,5.5.2: Any fence that is placed on or along the boundary line between a Unit and the Common Elements shall be maintained, repaired and replaced by the Unit Owner, except that the Association shall be responsible for the repair and maintenance of the surface of the fence that faces the Common Elements. The Association shall have no responsibility for any structural repair and maintenance that would require rebuilding all or a portion of any such fence. Notwithstanding the foregoing, if any such fence or portion thereof is a metal view fence, the Association shall maintain the entire metal view portion of the fence, and the Unit Owner shall pay to the Association, upon demand, one-half the cost of any such maintenance performed on the metal view portion of the fence." . . . . .**

In light of the foregoing obligations, the Board of Directors has determined that it is time to provide notice for any owner with a common fence to inspect and make any and all necessary repairs before the Associations contracts for the painting of all shared common fences. In the event the painting contractor, hired by the Association, needs to make repairs to common fences, the Unit owner will be billed accordingly along with the cost of the Units owners share of painting the fence. All landscaping, dirt, rocks or material must be set back from the fence and any rust or deterioration shall be removed and prime coated prior to the painting by the Association. It is anticipated the painting of common fences will occur sometime in the second quarter of 2019.

If you have any questions or concerns, please feel free to contact the Association's Community Manager, Philip Crapo ([philip.crapo@seabreezemgmt.com](mailto:philip.crapo@seabreezemgmt.com)) at your convenience.

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