



2012 MARLEY PARK™ GOVERNANCE OVERVIEW

Marley Park is a distinctive community in the growing City of Surprise. Built with a keen attention to detail, Marley Park emphasizes diverse and traditional architecture that fosters an active and caring community for residents today and in the future. Achieving our shared vision for Marley Park is facilitated by an Arizona nonprofit organization, known as the “Marley Park Community Association, Inc.” (the “Community Association”).

MARLEY PARK COMMUNITY ASSOCIATION, INC.

The Community Association provides spirited, dynamic leadership for the Marley Park community by cultivating a rich variety of activities and programs and by preserving special community landscapes and neighborhood settings. The Community Association works in partnership with residents to create a strong, active, and caring community.

Please contact the Community Association for questions and suggestions about community life, including operations issues such as governance, assessments and fees, landscape and general maintenance of community common areas and parks, community guidelines including compliance issues and design review applications, and facility reservations; as well as programs issues such as events and activities, Marley Park Leadership™, clubs and groups, volunteer and philanthropic opportunities, and marleypark.net and other communications tools.

The Community Association is responsible for maintaining the following common areas, unique to Marley Park: major thoroughfares and parkways, neighborhood parks, Arbor Walk path and trail system, and landscape tracts funded by the Marley Park Community Facilities District (“Marley Park CFD”). For more information on the Marley Park CFD, refer to the *CFD Statement*.* The Community Association is also responsible for maintaining (1) the Heritage Club – a 6,000-square-foot private, recreational facility for all residents to enjoy that includes indoor and outdoor areas, catering kitchen, and flexible meeting spaces; and (2) the Heritage Pool House – a two-acre private, recreational facility for all residents to swim, play, and relax year-round that includes a recreational and fitness pool, multi-purpose indoor gathering space, and outdoor fire-pit, ramadas, and barbecue.

Governed by a Board of Directors, the Community Association's responsibility is to implement and enforce the terms set forth in the *Community Charter* (the “Charter”).* The Charter establishes a flexible system of standards and procedures for the overall development, administration and preservation of the residential portion of Marley Park. All residential property owners are members of the Community Association.

ASSESSMENTS AND FEES

The Community Association is funded by a predetermined mandatory monthly fee collected from all residential property owners. The monthly fee as of January 1, 2012 is as follows:

\$92.00 – Community Association Base Assessment **plus** a separate mandatory monthly Telecommunications Fee

The mandatory monthly Telecommunications Fee for residential property owners in Marley Park is currently \$39.99 per month for Cox High Speed Internet capability – a special bulk-rate discount off the regular retail price for Marley Park residents. Other services provided by Cox Communications, such as telephone and cable TV, are separate and determined by each resident's unique needs; arrangements for additional services must be made directly with Cox.



In addition to the above fees, homes in certain neighborhoods may be subject to additional monthly Service Area Assessments, as defined in the Charter and levied to pay expenses incurred for benefits or services provided by the Community Association for certain portions of the Community that are not common to all owners.

*Note: Other assessments and fees may be applicable as delineated in the governing documents. All assessments and fees, as of January 1, 2012, are subject to change in accordance with the governing documents. Special use and consumption fees may be required for certain amenities, programs, events and activities. Please see the 2012 MPCA Assessment & Fee Schedule.**

DESIGN GUIDELINES

To ensure the character of Marley Park remains true to its vision, and to maintain consistency in the quality of improvements within Marley Park, Design Review is a mandatory approval process for owners who want to change or modify the exterior of their home. Design Review in Marley Park is detailed in a document which may be amended periodically, *The Guide for Personalizing Your Home*.* Prior approval must be obtained from the Design Review Committee, as outlined in the Charter, before any exterior changes or modifications are made.

Note: It is the goal of the Community Association to get all exterior home modifications in compliance. Effective January 1, 2012, homeowners who do not adhere to the Community Association's Design Review process for exterior home modifications are subject to a \$250.00 Retroactive Design Review Application Fee that may be removed if the approved modifications are made within 30 days to meet our community standards.

GOVERNING DOCUMENTS

The Charter for Marley Park has been drafted in accordance with Arizona regulations regarding the establishment of nonprofit organizations, and cannot be changed without a specific vote by Marley Park property owners. If approved, these changes become amendments and are recorded with the Maricopa County Recorder's Office. Please be advised that failure to abide by the governing documents can result in specified legal remedies and/or a fine. The *Bylaws** outline the manner in which the Community Association should be overseen and govern internal affairs such as voting, elections, and meetings.

*All current governing documents, including amendments and supplements, and also all current financial documents, including budgets, fee schedules, and financial statements, are available on marleypark.net.

CONTACT INFORMATION

Please refer to the current Community Association governing documents for more information or visit the Community Governance section on marleypark.net. You may also contact the Community Association at communityassociation@marleypark.net or 623-466-8820, 15210 W. Sweetwater Avenue, Surprise, AZ 85379 during normal business hours.

This promotional material is not intended to constitute an offering in violation of the law of any jurisdiction. No binding offer to sell or lease may be made or accepted prior to issuance of the final Arizona Subdivision Public Report for the property. These materials are the features and amenities depicted herein and are based upon current development plans effective as of January 2012, which are subject to change without notice and should not be relied upon as a commitment by the developer to complete the amenities as proposed or the time when such will be completed, if at all. No guarantee is made that the features and amenities depicted by artist's renderings or otherwise described will be built, or, if built, will be the same type, size, or nature as depicted or described. © January 1, 2012, Marley Park Phase I LLC and Marley Park Phase II LLC. All rights reserved.