

Dear Marley Park Homeowner,

In compliance with Marley Park's governing documents, the Marley Park Community Association, Inc., (hereinafter, referred to as "MPCA") produces an annual governance package to share with all Marley Park homeowners. Enclosed – and also available on [marleypark.net](http://marleypark.net) – please find copies of the following:

- 1) 2012 Notice of Budget
- 2) 2012 Budget Summary
- 3) 2012 Marley Park Governance Overview
- 4) 2012 Assessment & Fee Schedule
- 5) Noncompliance Enforcement Guidelines

In addition, the Community Association wanted to share some additional details about two fee changes noted in the 2012 Marley Park Community Association, Inc., Assessment & Fee Schedule:

- **Rental Setup Fee:** Effective January 1, 2012, homeowners that rent their Marley Park home will be charged \$100.00 for each new lease agreement (no retroactive charges). Following best practices in community management and in accordance with Marley Park's governing documents and Arizona state law, these renter fees ensure that the MPCA has current records for all residents in order to protect the assets of the community and engage with residents about community news and events.
- **Retroactive Design Review Application Fee:** 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 Community Standards.

It is the goal of the MPCA to work in partnership with residents to protect Marley Park's unique Community Standards. Currently, Design Review is a free and mandatory approval process for residential homeowners that want to change or modify the exterior of their home. Established 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 requires prior approval of the Design Review Committee, as outlined in the Charter, before any exterior changes or modifications are made. This includes, but is not limited to, the addition of structure(s), modification of front-yard landscaping (and back-yard landscaping for lots with view fencing), for example, sunscreens, painting, security and screen doors, and solar systems.

To submit a Design Review Application in advance of exterior home modifications, visit [marleypark.net](http://marleypark.net) and select the *Apply to Modify Your Home Exterior* Quick Link.

For any questions regarding the information enclosed in this correspondence, please contact the MPCA at [communityassociation@marleypark.net](mailto:communityassociation@marleypark.net) or 623-466-8820. We also invite you to join us at the MPCA Annual Membership Meeting slated for March 2012; date TBD. Please visit [marleypark.net](http://marleypark.net) for Annual Meeting details and to RSVP.

By order of the Board of Directors,  
Marley Park Community Association, Inc.