



Residents and Homeowners,

The Association is currently repairing and maintaining party walls throughout Garden Lakes Manor, including re-stucco and painting as needed. Pursuant to Article IV, Section 1, Paragraphs (a) of the CC&Rs and Article X, Sections 1, 2, 3 and 4 of the CC&Rs the Association is responsible for maintenance of party walls located between a Lot and the Common Area (although the Owner of the Lot remains responsible for painting and repair of the side of the party wall which faces the Lot).

As part of this ongoing effort, the Association is putting Owners on notice to inspect their side of the wall and ensure there are no water sources or conditions that may be contributing to wall damage. This may include irrigation lines, sprinklers spraying directly onto the wall, pooling water, or other moisture-related issues. Water intrusion from an Owner's Lot can significantly compromise the structural integrity and longevity of the wall.

If, after repairs are completed, additional maintenance or repairs are required due to damage caused by water sources or other conditions originating inside an Owner's Lot, the Owner will be responsible for the cost to repair such damage to the party wall. Therefore, the Association kindly requests that each Owner take the necessary steps now to evaluate their yard and address any potential issues that may damage the walls.

Please note, this notice primarily applies to Owners whose Lots back to Common Area party walls maintained by the Association. If your Lot does not back up to a Common Area wall, this specific notice may not apply to you. However, all Owners are encouraged to properly maintain irrigation and drainage conditions on their property to prevent damage to any shared or adjoining walls.

We appreciate your cooperation and attention to this important matter. Please contact the Community Management team at GardenLakesManor@wearevision.com or 480-759-4945 with any questions.

Sincerely,

Garden Lakes Manor