

SHADOW MOUNTAIN RANCH COMMUNITY ASSOCIATION

8966 Spanish Ridge Ave. Suite 100
Las Vegas, NV 89148

(702) 433-0149

www.shadowmountainranchhoa.com

(702) 444-2416 fax

Dear Homeowner,

The HOA will begin a project in late March to paint the perimeter walls of the Association. This includes the walls that may be adjacent to your property. The Association will only be painting the exterior part of these walls and not any portion that faces the inside of your lot. The paint to be applied is intended to mask blemishes on the walls and will match as closely as possible to the existing color of the brick. Please visit www.shadowmountainranchhoa.com to view a sample wall that was previously completed.

Prior to application of the paint, the Association must clean the exterior of the walls to remove efflorescence, mold, and staining from water. Homeowners must do their part in brick wall maintenance to ensure that any conditions on their side of the fence (inside their backyards) that may cause water intrusion or staining are corrected.

Most of the walls to be painted are on the exterior of the community and are adjacent to landscaping that is maintained by the Association. There are some walls, mostly located along residences on Canyon Hills Avenue, which are adjacent to landscaping that is maintained by the homeowner. We are requesting that landscaping at these locations be trimmed back by the homeowner to allow for access to the walls. If you are one of the homeowners with this type of lot, you will receive a separate communication from Level Property Management.

For your reference, a discussion on the maintenance responsibilities of Owners and the Association is included below:

As the **owner** of the home, per the Declaration of Covenants, Conditions and Restrictions (CC&Rs) recorded on your deed, you are responsible to maintain and repair the block walls surrounding your home, obtain and maintain in force property and casualty insurance on the block walls, and if necessary replace walls and fences as originally constructed at your sole cost and expense. (See Article IX Restriction on Use, Section 9.8 Perimeter Stucco Walls.) The **Association** is responsible to maintain the aesthetics of the exterior of the block walls that surround the community. (See Article V Common Elements, Section 5.9 Maintenance and Article VI Maintenance, Section 6.1 Common Elements.)

To protect your investment and help keep your long-term maintenance and repair costs lower, please take proactive measures to keep your block wall in good shape. Correct any drainage or pooling problems adjacent to walls. Adjust irrigation so water does not spray or leak onto the wall surface. Consider applying a water proofing agent to the block wall in your yard, above and below grade. And lastly, don't plant next to the walls any trees or other large plants with roots that have the potential to shift or crack block walls. Remove any plants that are causing a problem or may cause a problem.

If you have any concerns or questions regarding the painting of the walls, please contact management at 702-433-0149 or your community manager at ashley.livingston@levelprop.com.

Sincerely,

The Shadow Mountain Ranch Community Association Board of Directors