

In the most recent edition of the Quail Trail, members were invited to respond to a survey regarding CC&Rs. An email followed with a link to the survey. Fifty-one members responded. This document shows graphs of the results. We thank those who responded and appreciate the insights we gained from this sample of our population. Although it does not reflect the opinions of the entire community, it does give us some talking points.

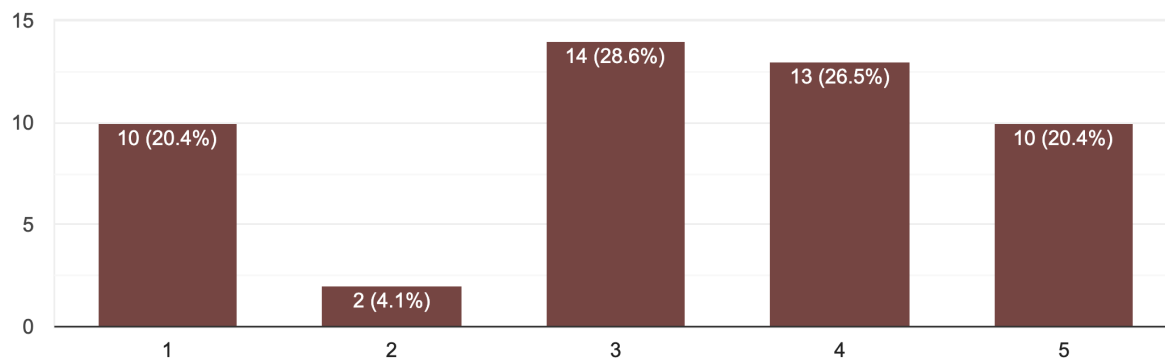
Antennas - Article V, Section 1 - C:

The current CC&Rs are silent on installation of antennas. The FCC regulates the airways. As per FCC regulations, "Regarding TV antennas of any size, fixed wireless devices that are one meter or less in diameter. HOAs cannot ban antennas, requiring prior approval from the association before installing antennas or satellite dishes, or require provisions that unreasonably increase the cost of installation such as expensive screening." This section is meant to oversee installation of large apparatus that is not regulated by the FCC.

One - strongly agree with the current CC&Rs, Five Strongly agree with the updated CC&Rs..

Please select the number that most accurately matches your views regarding antennas.

49 responses



Yard Signs - Article V Section 1 - F

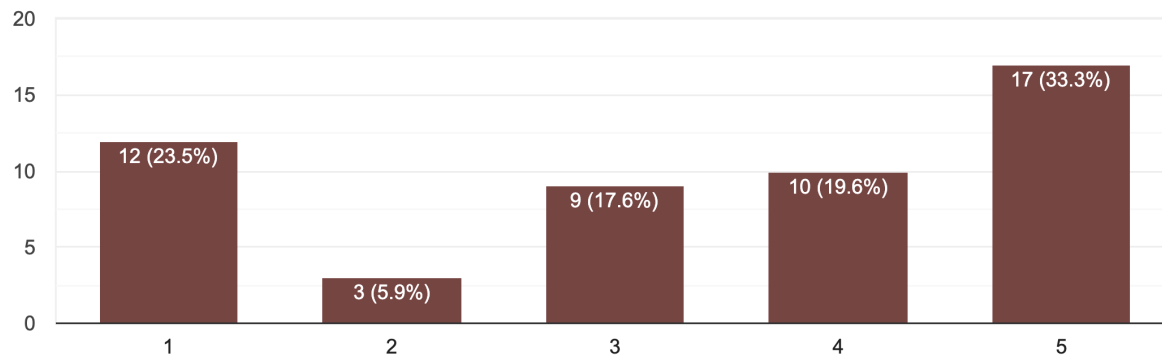
The current CC&Rs - No billboards or advertising signs of any character shall be erected, placed or permitted on the property, except for standard "For Rent" or "For Sale" signs used by realtors.

The updated version reflects Arizona State Statutes and elaborates in more detail allowing for political signs, safety signs for children, etc. Consistent with AZ statutes, it determines size and number consistent with AZ SSs.

One - strongly agree with the current CC&Rs, Five Strongly agree with the updated CC&Rs..

Please select the number that most accurately matches your views regarding yard signs.

51 responses



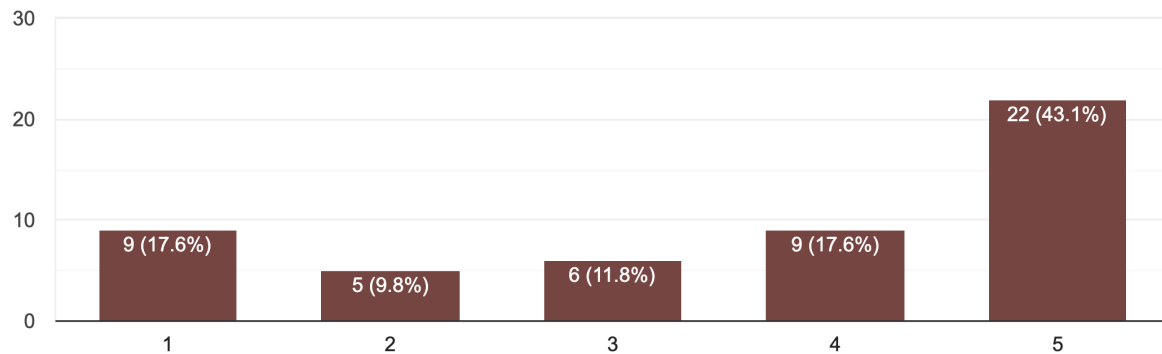
Single Family Dwelling ONLY - Article V Section 1 - I

The current CC&Rs simply states that no businesses may be conducted in a residence, yet several are allowed. The update spells out conditions under which businesses may be conducted in a residence and is consistent with AZ statutes.

One - strongly agree with the current CC&Rs, Five Strongly agree with the updated CC&Rs.

Please select the number that most accurately matches your views regarding single family dwellings.

51 responses



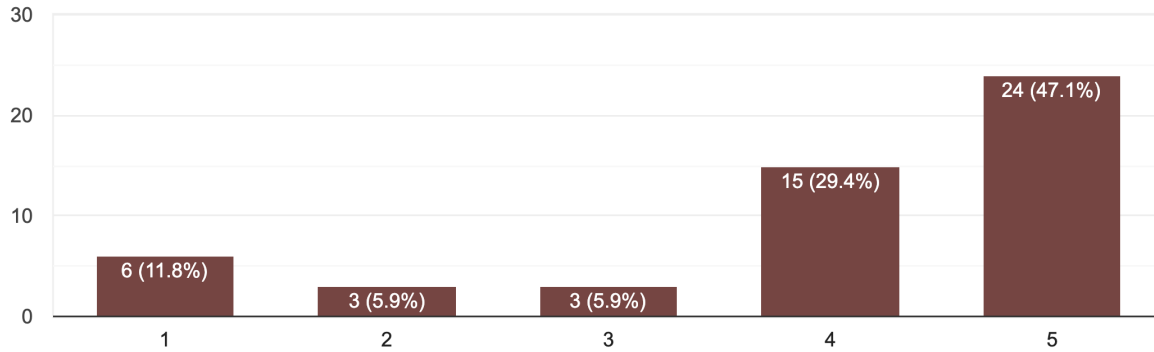
Orderly Condition of Lot - Article V Section 1 - L

Each unit shall be kept in a neat and orderly condition. No unlicensed or unused vehicles are to be stored on any LOT. The updated version elaborates.

One - strongly agree with the current CC&Rs, Five Strongly agree with the updated CC&Rs..

Please select the number that most accurately matches your views regarding orderly conditions of Lot.

51 responses



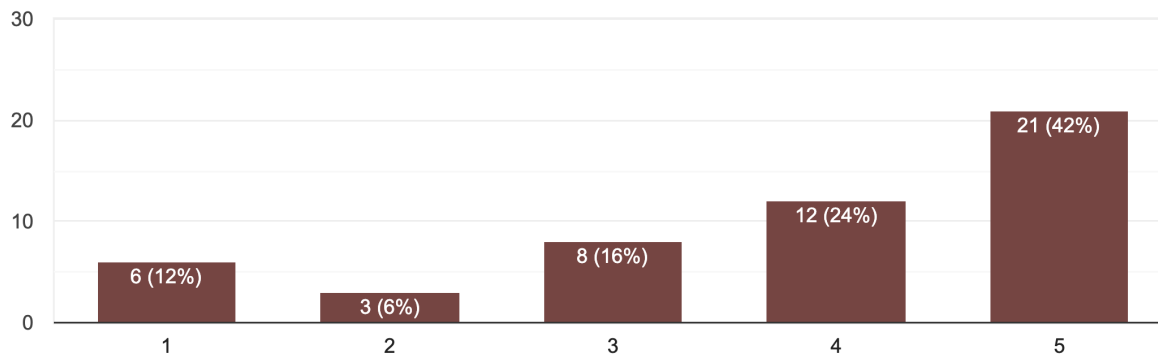
One story dwellings at grade level - Article V Section 1 - M

Change from buildings shall not exceed two (2) stories to new builds being limited to one story and may include walk out basements.

One - strongly agree with the current CC&Rs, Five Strongly agree with the updated CC&Rs..

Please select the number that most accurately matches your views regarding one story dwellings at grade level.

50 responses



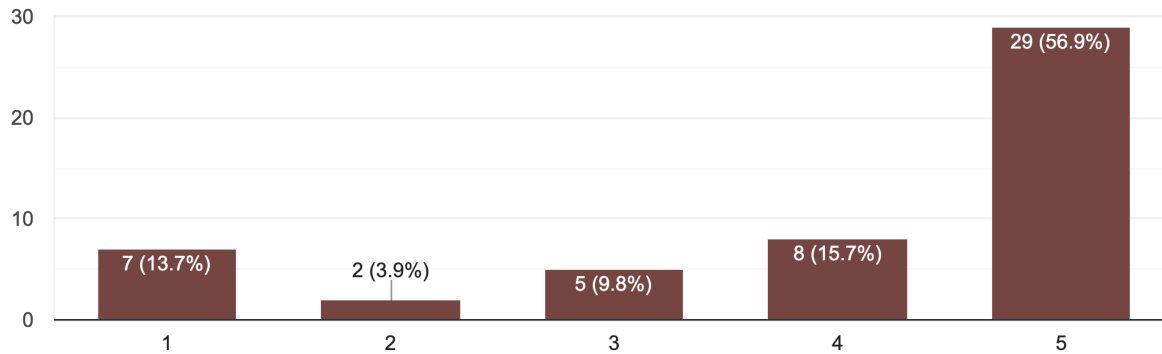
Subdividing Restrictions - Article V Section 1 - Q

This section limits subdividing. No LOT shall be further subdivided or separated into smaller parcels by any OWNER, and no portion less than all or any such LOT, shall be conveyed or transferred by any OWNER without the prior written approval of the BOARD.

One - strongly disagree that subdividing restrictions should be included in the CC&Rs, Five Strongly agree that they should be included in the CC&Rs.

Please select the number that most accurately matches your views regarding subdividing restrictions.

51 responses



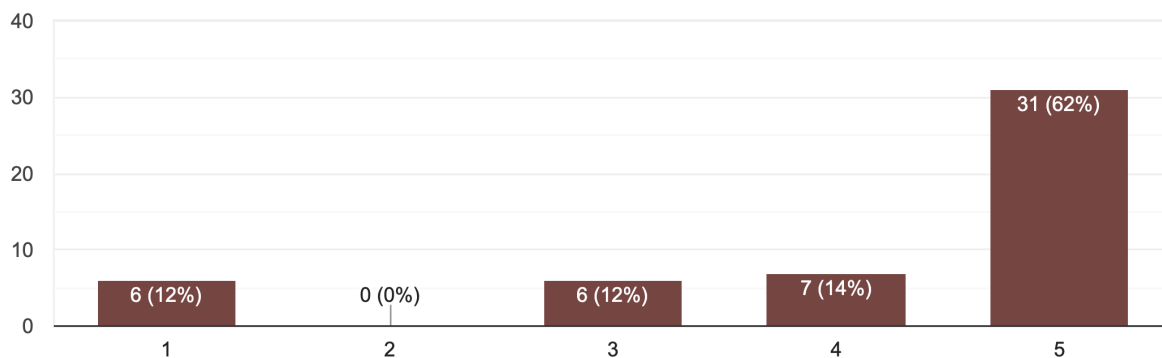
Drainage systems - Article V Section 1 - R

This section helps protect the drainage systems by stating that "No one shall interfere with the established drainage pattern over any LOT or COMMON AREA within the PROPERTY without the prior written approval of the BOARD.

One - strongly disagree this should be included in the CC&Rs, Five Strongly agree that this should be included in the CC&Rs.

Please select the number that most accurately matches your views regarding drainage systems.

50 responses



Rentals and Leases - Article V Section 1 - S

Currently there are no restrictions on rentals. The updated version includes the following:

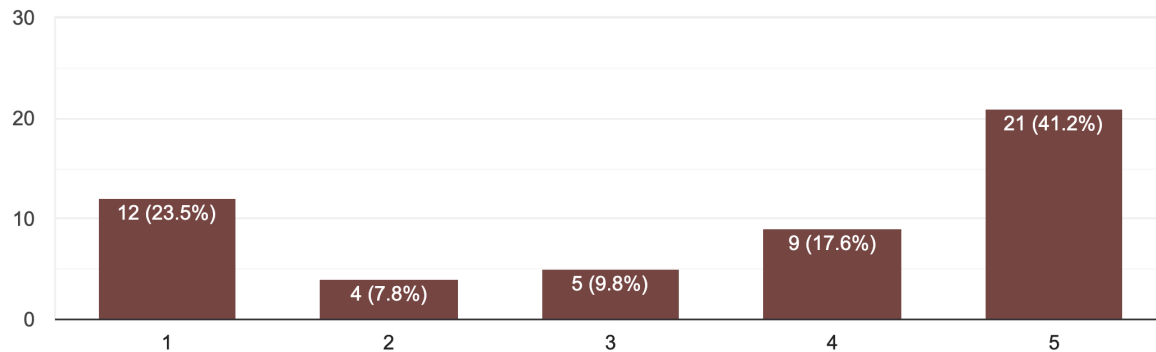
- Rental/lease agreements must be in writing, must be for entire LOT, for not less than a period of 6 consecutive months, no sub leases,
- OWNER shall provide the BOARD with written notice of the names and contact information of the adult occupants and be fined if not completed in a timely manner,

- Tenants are to receive a copy of governing documents and agree to be bound by them, the OWNER shall remain liable for compliance of tenants, tenant violation is grounds for eviction.

One - strongly disagree, five strongly agree that this should be included in the CC&Rs.

Please select the number that most accurately matches your views regarding rentals and leasing. The next two short answer questions give you an opportunity to express your views regarding rentals.

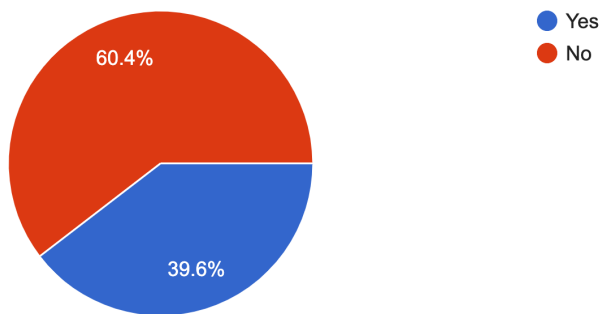
51 responses



Rental Questions

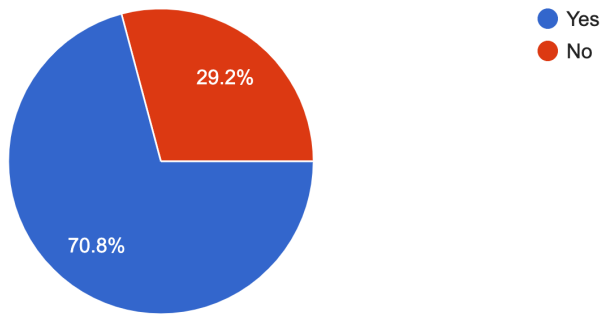
Would you be more willing to support the proposed CC&Rs if there were fewer rental restrictions?

48 responses



Would you be in favor of excluding all stipulations of rentals and leases in the updated CC&Rs until a committee reviews the feedback from this survey...esses key issues based on the input of members?

48 responses



Conditions in which Board may grant variances - Article V Section 1 - T

The purpose of this section is to provide an option to grant variances from restrictions, limitations, rules and regulations if such would create an unreasonable hardship or burden on an OWNER or lessee and when the variance will not have any substantial adverse effect on the other OWNERS or lessees and is consistent with the high quality of life intended for residents of the PROPERTY.

One - strongly disagree, five strongly agree that this should be included in the CC&Rs.

Please select the number that most accurately matches your views regarding conditions in which the Board may grant variances.

49 responses

