



**Golden Vista RV Resort**  
3710 S. Goldfield Rd.  
Apache Junction, AZ 85119  
480/671-2000 FAX 480/671-2572

February 16, 2010

Dear Golden Vista Residents,

From time to time it becomes necessary to remind ourselves of our common values in this unique neighborhood we call Golden Vista. Unfortunately, some homeowners do not read their HOA documents. This lack of awareness creates problems for other homeowners, the Board of Directors and employees. As an elected volunteer board of directors, we are responsible for enforcing these rules through the manager and staff on behalf of the community.

Our HOA Rules and Regulations are in place for the benefit of all. They are to insure not only the safety and enjoyment of the residents but to also maintain a viable community and protect property values. All residents upon buying into Golden Vista have the obligation to fully understand the existing Covenants, Conditions and Restrictions (CC&R's), Bylaws, Rules and Regulations and ARC Guidelines. Homeowners are responsible for living by these rules, as well as federal, state, county and municipal laws, according to ARS 33-1806 A.3 (h)

Several incidents of rule violations and belligerence have occurred recently in Golden Vista. This is our busiest season with the highest percentage occupancy of both owners and renters. Owners have the right to rent their property. Inherent in this right is the responsibility to inform your renters about the HOA Rules and Regulations. Rules and Regulations need to be enforced.

We do have some residents who are not in compliance with Golden Vista RV Resort's HOA governing documents. Those residents will be contacted by either the ARC Office or the manager. In most cases, the Compliance Manager will ask you to correct the violation first and then check back before taking further action. Cooperation and courtesy walk hand in hand in Golden Vista. The Board of Directors wants to say explicitly to all residents that we support management and staff as they enforce rules. It is not their intent to demand obedience, but to create a safe and stable neighborhood for all.

The rules have been developed, adopted and respected by residents over the past 25 years. It is our obligation as members of the community to follow them.

Respectfully,  
The Golden Vista Board of Directors

*Paul Bance*  
*Adele Finneemann*  
*Marysue Stamm*  
*Paul Schmeil*

*J. W. Brannon*  
*Phil Parsons*  
*M. D. (Peggy) Richardson*