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DATE

**Sent via U.S. Mail**

LOT OWNER  
PROPERTY ADDRESS  
CITY, STATE, ZIP

**RE: Carefree 60 Community Association  
IMPORTANT NOTICE**

Dear Owner:

Our firm represents the Carefree 60 Community Association (“Association”), this letter will serve as notice of the Association’s intention to maintain the “party fences” as outlined in the Declaration of Covenants, Conditions, and Restrictions for Carefree 60 (“Declaration”) recorded at Instrument no. 2014-0772587 with the Maricopa County Recorder on November 21, 2014, and any amendments thereof.

According to the Declaration, the Association has maintenance obligations for the Common Areas as well as portions of Owner’s Lots that have “party fences.” The current condition of the wrought iron fencing in the community is that they need to be repaired and re-painted. With this maintenance obligation and condition of the fencing, the Association is hiring a third-party contractor to repair and re-paint the wrought iron fences throughout the community, including the fencing on some Owners’ Lots.

This letter is to provide you notice of the fence painting in the community, that will take place throughout the course of two (2) weeks, once the contractor confirms the official start date. The contractor hired to paint the fences will be accessing certain Owner’s Lots with “party fences” in the community. Once we have confirmation of the official start date, the Association will provide a schedule of the Owners’ Lots to be worked on and on which days.

Therefore, in anticipation of the fence painting, please ensure that your property is accessible to the contractor. Please also make sure to clear all debris and overhanging landscaping, as the workers will need room for their equipment to paint. If any workers enter your Lot to paint the fencing, your Lot will be prepped and painted, but will otherwise be returned to the condition in which it was found.

Please note, if there is any condition on your Lot that interferes with Association’s ability to fulfill its maintenance obligation, the Association may use “self-help,” as outlined in the Declaration, to clear any debris or remedy any improper Lot maintenance to allow the contractor to complete their repair and re-painting tasks.

Thank you for your cooperation with these requests as the Board is maintaining the fences to benefit all owners and residents, but mutual cooperation is necessary. The Association appreciates your anticipated cooperation.

If you have any questions or comments, you may direct them to Vision Community Management, at (480) 759-4945 or at [Carefree60@WeAreVision.com](mailto:Carefree60@WeAreVision.com) or you may attend the next regularly scheduled Board meeting.

Sincerely,

Marcus R. Martinez  
Attorney for the Association

cc: Carefree 60 Community Association Board of Directors