

F. ANN RODRIGUEZ, RECORDER
RECORDED BY: NMB
DEPUTY RECORDER
1134 PE2

REZMS
EZ MESSENGER ATTORNEY SERVICE
EZ-NEFF



DOCKET: 12237
PAGE: 5303
NO. OF PAGES: 3
SEQUENCE: 20040291091
02/12/2004
NOTICE 17:30
PICKUP

AMOUNT PAID \$ 9.00

When recorded, mail to:

New Tucson Unit No. 5
Homeowners Association, Inc.
c/o Lewis Management Resources, Inc.
180 W. Magee, Suite 134
Tucson, AZ 85704

Notice of Special Assessment, Transfer Fees & Governing Documents

This document constitutes notice that a Special Assessment has been imposed on each Lot of the following described real property Pursuant to Section 5.4 of the Second Amended Declaration of Covenants, Conditions, and Restrictions For New Tucson Unit No. 5 recorded in Docket 12137 Page 3194, et. seq., Pima County Records. The New Tucson Unit No. 5 Homeowners Association, Inc., an Arizona corporation, has been approved for construction of Water and Sewer lines to Unit 5 and at its Annual Meeting has imposed a special assessment lien on each unimproved lot within said Unit 5 in favor of the Association in the amount of THREE HUNDRED EIGHTY AND NO/100 (\$380.00) plus interest and other fees, if applicable, on the following described real property:

Lots 1-191, inclusive, and lots 193-311, inclusive, of New Tucson Unit No. 5, being a Subdivision recorded at Book 17 Page 51 of Maps and Plats, in the Office of the Pima County Recorder, Pima County, Arizona.

EXCEPTING the following described real property (the improved lots) from the imposition of this assessment:

Lots 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 54, 55, 95, 96, 97, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176 and 177 of New Tucson Unit No. 5 According to the map of record in the Pima County Recorder's Office in book 17 of maps and plats at page 51.

Said Second Amended Declaration provides for automatic and compulsory membership into the Association and requires adherence to, and compliance with CC&R's, Rules & Regulations, Articles of Incorporation, Association By-Laws, and possible amendments to these and other governing documents. In addition, it is hereby stated that membership may have regular assessments, transfer fees for all property transactions and other monetary and non-monetary obligations due to the Association. These Documents, the Assessments, specific transfer fees, and other obligations may be revised from time to time, pursuant to the governing documents.

Pursuant to the Second Amended Declaration said lien is a first lien obligation running with the land.

Pursuant to the Resolution of the Association adopting the lien, The Board shall be vested with discretion as to the due dates, terms of payment and place of payment of the Special Assessment. The Board of Directors shall be authorized to negotiate and finalize agreements with other benefitting Units for reimbursement of the Association or to otherwise empower the Master Homeowners Association, when and if formed, to allocate these costs as between the Units.

Further, any refunds due under the Special Assessment shall be paid to the person in whom title is vested on the date of this Special Assessment, unless the right to receive such refunds is specifically assigned by a written, notarized and recorded document designating an assignee and describing the lots for which the right to receive Special Assessment refunds is being assigned.

Copies of the governing documents and exact information regarding Assessments, transfer fees and other obligations are available from the Management Company for the Association:

Lewis Management Resources, Inc.
180 W. Magee, Suite 134
Tucson, AZ 85704
Phone (520) 742-5674
Fax (520) 742-1523

To be recorded with the Pima County Recorder's office and provided to all buyers of property within the above described real property.

Dated this 12th day of February, 2004

New Tucson Unit No. 5 Homeowners Association, Inc.

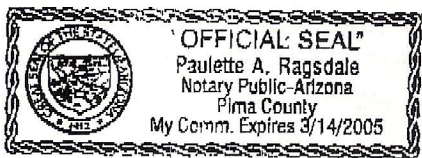
Jeffrey S. Utsch
By: Jeffrey Utsch, President

STATE OF ARIZONA)
) ss:
COUNTY OF PIMA)

Subscribed and sworn to before me this 12th day of February, 2004,
by Jeffrey S. Utsch, in his capacity as President of New Tucson Unit+ No. 5
Homeowners Association.

Paulette A. Wickerly Smith
Notary Public
Formerly Paulette A. Ragsdale

My Commission Expires:



1220017 UNCL

F. ANN RODRIGUEZ, RECORDER
RECORDED BY: JAS
DEPUTY RECORDER
8542 PE1



DOCKET: 12245
PAGE: 1827
NO. OF PAGES: 3
SEQUENCE: 20040370403
02/25/2004
NOTICE 14:06

W
NEW TUCSON UNIT NO 5 HOA
180 W MAGEE STE 134
TUCSON AZ 85704

MAIL

AMOUNT PAID \$ 10.00

When recorded, mail to:

New Tucson Unit No. 5
Homeowners Association, Inc.
c/o Lewis Management Resources, Inc.
180 W. Magee, Suite 134
Tucson, AZ 85704

Notice of Special Assessment

This document constitutes notice that a Special Assessment has been imposed on each Lot of the following described real property Pursuant to Section 5.4 of the Second Amended Declaration of Covenants, Conditions, and Restrictions For New Tucson Unit No. 5 recorded in Docket 12137 Page 3194, et. seq., Pima County Records. The New Tucson Unit No. 5 Homeowners Association, Inc., an Arizona corporation, at a Special Meeting of the membership, imposed a special assessment lien on each unimproved lot within said Unit 5 in favor of the Association in the amount of TWENTY TWO THOUSAND DOLLARS (\$22,000.00) plus interest and other fees, if applicable, on the following described real property:

Lots 1-191, inclusive, and lots 193-311, inclusive, of New Tucson Unit No. 5, being a Subdivision recorded at Book 17 Page 51 of Maps and Plats, in the Office of the Pima County Recorder, Pima County, Arizona.

EXCEPTING the following described real property (the improved lots) from the imposition of this assessment:

Lots 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 54, 55, 95, 96, 97, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176 and 177 of New Tucson Unit No. 5 According to the map of record in the Pima County Recorder's Office in book 17 of maps and plats at page 51.

Pursuant to the Second Amended Declaration said lien is a first lien obligation running with the land.

Pursuant to the Resolution of the Association adopting the lien, the Board shall be vested with discretion as to the due dates, terms of payment and place of payment of the Special Assessment.

Further, any refunds due under the Special Assessment shall be paid to the person in whom title is vested on the date this Special Assessment is paid, unless the right to receive such refunds is specifically assigned by a written, notarized and recorded document designating an assignee and describing the lots for which the right to receive Special Assessment refunds is being assigned.

Copies of the governing documents and exact information regarding Assessments, transfer fees and other obligations are available from the Management Company for the Association:

Lewis Management Resources, Inc.
180 W. Magee, Suite 134
Tucson, AZ 85704
Phone (520) 742-5674
Fax (520) 742-1523

To be recorded with the Pima County Recorder's office and provided to all buyers of property within the above described real property.

Dated this 25th day of February, 2004

New Tucson Unit No. 5 Homeowners Association, Inc.


By: Jeffrey S. Utsch, President

STATE OF ARIZONA

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) SS:
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Subscribed and sworn to before me this 25th day of February, 2004, by Jeffrey S. Utsch, in his capacity as President of New Tucson Unit No. 5 Homeowners Association, Inc.

Gabrielle A. Shinohara
Notary Public

My Commission Expires: 10/15/07

