



VISTANCIA GOVERNANCE

VISTANCIA MAINTENANCE CORPORATION

The Vistancia Declaration establishes the Vistancia Maintenance Corporation, an Arizona non-profit corporation, which is responsible for the maintenance, operation, management, repair, and replacement of certain facilities, which will benefit the entire Vistancia community, primarily the Discovery Trail, entry monuments, and certain right-of-way maintenance (landscaping, walkways, and signage). Each homeowner association within Vistancia is a mandatory member of Vistancia Maintenance Corporation and has one vote. Control of the Vistancia Maintenance Corporation remains with the Declarant while the Declarant continues to own, or has an option to purchase, any land within Vistancia, unless the Declarant relinquishes control at an earlier date. Vistancia Maintenance Corporation is empowered to levy assessments (annual and special) against the village associations and against owners of non-residential property outside of the villages to cover expenses and establish reserves. Each village association is obligated to collect the amount of its annual assessment allocation from its homeowners as part of such village's annual (or special as applicable) assessments, and then to remit such funds to Vistancia Maintenance Corporation. If the village homeowner association fails to pay any assessment, the Maintenance Corporation can levy assessments against individual homeowners. The amount each homeowner is required to pay to the Vistancia Maintenance Corporation is included in their homeowner association dues.

VISTANCIA COMMUNITY HOMEOWNERS ASSOCIATIONS

There are four separate communities within Vistancia, each with its own Community Association. The four Vistancia Community Associations are non-profit corporations established for the purpose of enhancing the value, desirability and attractiveness of all property within Vistancia and manage the four Vistancia communities as follows: The Village at Vistancia (Vistancia Village A Community Association), Trilogy at Vistancia (Trilogy at Vistancia Community Association), Blackstone at Vistancia (Blackstone Community Association), and Northpointe at Vistancia (Vistancia North Master Community Association). These four communities jointly share the beautifully maintained rights of way and the 3.5-mile Discovery Trail, which runs through the community offering all residents the opportunity to interact with nature along its pathway.

The VISTANCIA VILLAGE A COMMUNITY ASSOCIATION is responsible for maintenance of all its common areas including the Mountain Vista Club, Foothills Center, and the rights of way for public streets. The association will also sponsor and coordinate various community activities and functions for members. Each lot in The Village at Vistancia is a mandatory member of the Vistancia Village A Community Association with its corresponding rights, privileges, and responsibilities.

The Vistancia Village A Community Association members will pay 2023 assessments of \$103 per month, billed quarterly in advance on the first day of January, April, July, and October in the amount of \$309. Homebuyers will also make a one-time Working Capital Fund Payment of \$234 at close of escrow. A portion of that assessment equal to \$75 will be paid directly to the Vistancia Maintenance Corporation. Homebuyers will also pay a one-time \$200 transfer fee payable to The Village at Vistancia. Homeowners in The Village at Vistancia gated communities will pay an additional monthly special use fee which varies by neighborhood to cover the maintenance of gates, private roads, and streetlights. These special use fees are billed quarterly in advance.

The TRILOGY AT VISTANCIA COMMUNITY ASSOCIATION is an age restricted community for active adults. The community is gated and is considered a limited access community. The Community Association is responsible to maintain all common areas turned over to the Association from the Declarant, which currently includes the multi-million-dollar, multi-faceted Kiva Club, Mita Club, Reunion Park, private streets, acres and acres of landscaping and several unique water features which border the public Trilogy at Vistancia Golf Course. Each homeowner in Trilogy at Vistancia is automatically a member of the Association and each lot is billed assessments to support community operations. The 2023 assessment, billed quarterly in advance on the first day of January, April, July, and October is \$840 per quarter. Homeowners purchasing a new home from the Declarant, or an Affiliate of the Declarant will pay a one-time Vistancia Working Capital Fund Assessment in the amount of \$75 to the Vistancia Maintenance Corporation. Additionally, each person acquiring title to a lot shall be charged a one-time Trilogy Reserve Fund Fee. This fee will be a sum equal to 100% of the current annual assessment, or \$3,360.00.

The BLACKSTONE COMMUNITY ASSOCIATION is responsible for the maintenance within Blackstone of all common areas including Ironwood Park, Gatehouse, landscaping, private streets, and streetlights. Each lot owner in Blackstone at Vistancia is a mandatory member of the Blackstone Community Association with its corresponding rights, privileges, and responsibilities. Blackstone Community Association members will pay 2023 assessments of \$206 per month, billed quarterly in advance on the first day of January, April, July, and October in the amount of \$618. Homebuyers will also make a one-time Working Capital Fund Payment of \$1,200 payable directly to Blackstone at Vistancia at the close of escrow. Additionally, Homebuyers will also make a one-time Working Capital Fund Payment equal to \$75 payable to Vistancia Maintenance Corporation at the close of escrow. Homeowners within parcels B-3 and B-13 will pay an additional monthly special use fee which is billed quarterly in advance.

Blackstone Country Club is a private facility. The golf course, clubhouse and other recreational facilities are not part of the Blackstone Community Association and are not included with the purchase of real estate.

A limited number of golf and social memberships, which do not require Blackstone real estate purchase, may be available for additional purchase. Information on this opportunity is available at the Blackstone Country Club.

VISTANCIA NORTH MASTER COMMUNITY ASSOCIATION is responsible for maintenance of all its common areas including The Sovita Club, and the rights of way for public streets. The association will sponsor and coordinate various community activities and functions for members. Each lot in Northpointe at Vistancia is a mandatory member of the Vistancia North Master Community Association with its corresponding rights, privileges, and responsibilities.

Vistancia North Master Community Association members will pay 2023 assessments of \$133 per month, billed quarterly in advance on the first day of January, April, July, and October in the amount of \$399, in which \$150 is paid to North Master Community Association, and \$249 is paid to Village H. Homebuyers will also make a one-time Working Capital Assessment Payment equal to \$75 payable to Vistancia Maintenance Corporation at the close of escrow. Homeowners in Northpointe at Vistancia gated communities will pay an additional monthly benefited common area assessment which varies by neighborhood, to cover the maintenance of gates, private roads, and streetlights. These benefited common area assessments are billed quarterly in advance.

All prospective buyers should carefully read the CC&R'S, BY LAWS, AND ARTICLES OF INCORPORATION FOR BOTH THE VISTANCIA MAINTENANCE CORPORATION AND THE VISTANCIA COMMUNITY ASSOCIATIONS AND ANY SPECIFIC TRACT DECLARATIONS OR NOTICE OF APPLICABILITY RELATING TO THEIR NEIGHBORHOOD.

