

PINE MEADOWS HOMEOWNERS ASSOCIATION

P.O. Box 2339 Overgaard, AZ 85933

Please visit us at our website at:

AZPineMeadowsHOA.com

May 14, 2021

VIA U.S. MAIL

All PMCCE Members

Dear Pine Meadows Homeowners Member:

Beginning last year and continuing until the present time there has been an increase in the number of complaints communicated to the Board regarding several sections of the CC&R's including the use of exterior and security lighting on our lots and our homes.

The Board is writing to you to ask for your cooperation and consideration in reducing any interference or any "nuisance" that exterior lighting may cause to your neighbors. For that reason, we would ask those homeowners that maintain exterior/security lighting on their homes to be aware of the issue and the potential interference with the enjoyment of your neighbor's property. Paragraph 18 of our CC&R's requires the installation of "exterior lighting" in such a way so as not to cause a "nuisance". In dealing with neighbor complaints, the Board in the past has suggested using low wattage bulbs and, of course, directing or shading the lighting so that it illuminates needed areas on your lots, while at the same time minimizing the impact of the lighting on your neighbor's property.

Finally, the Board has asked me to remind all of members that these types of issues, including other frequently encountered complaints such as dogs roaming freely without leashes, barking dogs, and other nuisances should be directed to the Navajo County Sherriff's Department if they persist. Our members are asked to recognize and appreciate that the Board's ability to control these types of conflicts, including lights, noise, and unruly pets, etc., is very limited but that there are county rules and regulations that can be enforced by the Sherriff's Department.

Again, your Board is asking for everyone's cooperation in maintaining good and friendly neighbor relations and we ask that everyone be considerate in the use of their property so as not to interfere with the enjoyment of their neighbors.

Sincerely,

**PINE MEADOWS HOMEOWNERS
ASSOCIATION**

Phil Sanders, President
Pine Meadows Country Club Estates
Homeowners Association