

## REQUEST TO ACCESS SPECIAL OPERATING/LEGAL ACTION FUND

### **I. INTRODUCTION**

On April 8, 2014, REALTOR® member Colleen Brownworth of RE/MAX Professionals submitted to AAR a request for assistance by way of access to AAR's Special Operating/Legal Action Fund. This fund is maintained pursuant to AAR bylaws, Article IV, the applicable portion of which states "[o]ne of the purposes of the Reserve Fund is to provide legal assistance to Boards and/or REALTORS® where litigation arises that can affect other REALTORS®, Boards or the Association." In seeking financial assistance via the fund, members are asked to demonstrate that the issue at hand is one of first impression that has statewide significance.

### **II. BACKGROUND**

Ms. Brownworth's legal action fund request is in response to retaliatory actions taken by Trilogy at Vistancia in regard to her use of personalized RE/MAX Professionals for-sale signs as opposed to Trilogy's "preferred signage." While Ms. Brownworth's attached April 8, 2014 request acknowledges that most REALTORS® using personalized for-sale signs in the neighborhood have not been targeted or even contacted by the HOA, Ms. Brownworth has been under attack by the HOA allegedly because she resides in the community. Ms. Brownworth therefore believes that her "rights as a homeowner in Trilogy" are being violated, not necessarily her rights as a REALTOR®.

Because Ms. Brownworth is a member of the community and subject to the community's CC&Rs, Trilogy has taken action against her that it has not taken against other REALTORS® that have used personalized for-sale signs. For example, Trilogy has removed Ms. Brownworth's listings from the My Trilogy Life (MTL) website. Trilogy has also advised Ms. Brownworth that if she does not use its preferred signage, it will take the following steps:

- (i) deny access to visitors at the gate who state they are entering to view one of her listings;
- (ii) prohibit her guests (prospective buyers) from entering the tour center, which acts as Trilogy's new home center; and
- (iii) prohibit just her from using open house directional signs placed through the community.

Recently, due to the fact that many of Ms. Brownworth's clients have elected not to use its preferred signage, Trilogy terminated Ms. Brownworth's Trilogy Toys for Tots drive that she had sponsored for the last eight years.

### **III. REQUEST**

Ms. Brownworth is of the opinion that Trilogy has undertaken a campaign of misinformation in which it has provided homeowners in the community with false and misleading information regarding applicable Arizona statutes that largely prohibit HOA's from restricting the type for-sale signs a homeowner can place on their property. She would therefore like to set the record straight, but is unwilling to do personally do so out of a fear of further retaliation. Ms. Brownworth therefore requests that AAR develop and send to all homeowners within Trilogy at Vistancia a mailer educating them on Arizona's for-sale sign statutes and case

law. She deems such action necessary since “the information that the HOA sends out blames the homeowners and REALTORS® who are choosing these [non-conforming] signs.

To effectuate the mailing, Ms. Brownworth recommends a program from the USPS called Every Door Direct Mail. Her request states “To send to all of Trilogy, we would send to 3 routes, which would hit all 2,295 homes for an approximate cost of \$401.63. Plus to have Pinnacle Printing print that many flyers it would cost between \$400 to \$435 which equals a total maximum amount of \$836.63.” This figure does not include the time AAR will spend to develop the mailer.

#### **IV. ANALYSIS**

The issue at hand is certainly problematic, but it does not appear to be one affecting REALTORS® state-wide. In fact, the issue does not seem to affect any REALTORS® in Trilogy other than Ms. Brownworth. It therefore appears that Ms. Brownworth is correct in her belief that she is being targeted based on her status as a homeowner in Trilogy, not as a REALTOR®.

Furthermore, the issue is certainly not one of first impression. AAR assisted in securing a published Arizona Court of Appeals decision in the case of *Hawk v. P.C. Village Association, Inc.* By way of that case, the Court of Appeals expressly rejected an Association’s contention that A.R.S. § 33-441 does not govern CC&Rs. Second, the Court held that Arizona’s for-sale sign statutes supersede that portion of an Association’s CC&Rs that sought to regulate the use of for-sale signs. In addition to the *Hawk* case, AAR assisted in a recent matter before the Office of Administrative Hearing in the case of *The Ranch at Prescott HOA*. By way of that case, Judge Douglas expressly ruled that Arizona’s for-sale sign statutes allow for ONLY two restrictions on a property owner’s real estate signs: (1) that they be standard size; and (2) that they be commercially produced. Judge Douglas therefore held: “Any other requirement by a homeowners association is precluded.”

Based on the *Hawk* case and *Hack* case, the groundwork has been laid by which Ms. Brownworth could hire independent counsel and enforce her rights under A.R.S. §§ 33-441 and 33-1808.

#### **V. RECOMMENDATION**

It is in the best interests of AAR and its members for homeowners to be in possession of accurate and impartial information advising them of their rights under Arizona’s for-sale sign statutes and case law. AAR would therefore be well served to create an informational mailer educating homeowners in this regard. The mailer can then be made available to all members for use as they see fit.

AAR’s General Counsel therefore recommends that AAR staff prepare an informational mailer that accurately educates home owners about the types of for-sale signs that they and their agents are permitted to use under Arizona law. It is further recommended that the mailer be made available to all members, but that those members seeking to publicize and/or send the informational mailer must do so at their own expense.

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**From:** Scott Drucker  
**Sent:** Tuesday, April 08, 2014 10:10 AM  
**To:**  
**Subject:** FW: Trilogy Real Estate Signs  
**Attachments:** VoiceMessageHOAJeffDixon.m4a; History of HOA Sign Law correspondence - Trilogy at Vistancia.pdf; Sign Count in Trilogy on 4-6-2014 and 2-5-2014.pdf; Tom Farleys message on ARIZONA LAW re- FOR SALE SIGNS in HOA's.pdf; Trilogy Community Documents pertaining to signs.& Violation & Enforcement Policy.pdf; Projected Cost of Postage & Mailing to all homes in Trilogy at Vistancia.pdf

**From:** Colleen Brown WORTH & The WORTH Group [mailto:homeslistedhomessold@gmail.com]  
**Sent:** Tuesday, April 08, 2014 7:06 AM  
**To:** Scott Drucker  
**Cc:** NMartinez; Michelle Lind; Colleen Brownworth  
**Subject:** Trilogy Real Estate Signs

Scott & Executive Committee of AAR,

Thank you so much for meeting with my husband and I and the co-owner of our company (RE/MAX Professionals) Nate Martinez on Wednesday February 26th, 2014 to discuss this matter. You suggested that we submit a written statement to you and you will get it to the Executive Committee showing what has happened in the Active Adult Community of Trilogy at Vistancia in regards to them violating the real estate sign laws and Trilogy's HOA Board.

I first want to say that we firmly believe that this is a state wide issue. If the 100% Shea run HOA Board can bully the homeowners and the Realtors in Trilogy and make the community feel that their HOA is above the state laws, this could set precedence in every HOA Statewide. I have heard from many Realtors who are appalled that the HOA does not recognize that the state law does supersede the CC&R's of this community. Susan Ramsey stated to me, that AAR and Tom Farley fought so hard to get the signage law passed, but if this type of thing continues the law they fought for will quickly become null & void and we will be right back where we started, having to buy individual custom signage (costly) for every community we choose to sell homes in. Tom Farley was quoted in an article written: by **Edythe Jensen** - May. 8, 2011 12:00 AM The Arizona Republic as saying: "His group has battled with HOAs for years over for-sale and for-rent signs and hopes this year's bills close loopholes in earlier laws."

Some associations have limited or banned real-estate signs. Others required home sellers to pay hundreds of dollars for association-produced placards, he said. Many HOAs refused to allow any rental signs, creating financial hardships for investors in the growing rental market.

"They were negatively impacting property rights and property values with abusive practices," Farley said.

The forced sign purchases and fines for violations were compounded by associations' power to file liens on properties for non-payment that could hold up a sale, he said.

After previous bills signed into law prohibited HOAs from banning all real-estate signs, Farley said some started requiring sellers to buy preapproved HOA-installed signs that didn't meet state Department of Real Estate standards or weren't noticeable enough to attract buyers. That practice is now prohibited.

"I hope we've finally sent enough messages on behalf of homeowners that playing with the value of someone's home isn't something an HOA should be doing," he said.

For Rep. Steve Urie, R-Gilbert, it's more about freedom than property values.

"Some of these HOAs needed a lesson on the First Amendment. They act like since they're an HOA they can do anything they want," he said.

Urie sponsored one of the bills, but a key provision that would have limited HOA attorneys' fees was removed.

He expects a comprehensive HOA bill similar to the Arizona Residential Landlord and Tenant Act will come before the Legislature in the near future that will set clear limits on all aspects of the relationship between HOAs and residents.

Read more: <http://www.azcentral.com/12news/news/articles/2011/05/08/20110508arizona-laws-limit-hoas-power.html#ixzz2yI2ChEa2>

Specifically in Trilogy at Vistancia, the HOA Board has been bullying not only Realtors, but also the home owners ever since this law went into affect. I am attaching to this e-mail an attachment called History of HOA Sign Laws in Trilogy at Vistanca. Please read this attachment thoroughly as you will not believe the dictatorship type of policies that the 100% builder (Shea Homes) HOA Management is doing.

The first e-mail below is a voice mail that Jeff Dixon (HOA Manager working for AAM and Manager of the Trilogy at Vistancia HOA) left on my husbands cell phone, to let us know because we were not following the HOA Rules on signage and using the PREFERRED SIGNAGE, they are taking our listing & pending posting off of MTL (My Trilogy Life homeowner website and bulletin board under the For Sale & Rental section of the Bulletin Board). They are clearly violating our rights as a homeowner in Trilogy. We have been posting in that section since the community began. More later on this.

The 2nd attachment is titled "History of HOA Sign Law correspondence - Trilogy at Vistancia. This will show you that the HOA for Trilogy at Vistancia has from the beginning sent to the homeowners propaganda showing that the HOA Sign laws do not affect them. This attachment has the following documents in it:

1. 1 page letter from the HOA Manager on September 19, 2007, stating that the State of Arizona Senate Bill 1062 does not pertain to our community.
2. An e-mail sent out by Ekmark & Ekmark, LLC on 7/20/2009 explaining that effective September 30, 2009 the Senate Bill 2008 will create a new Arizona Revised Statute 33-441. Shea Homes has hired Elmark & Elmark to go after home owners who are not following their CC&R's, so I know that this e-mail would have been sent to them also. (What I am trying to prove with these two letters, is they know what the law is, but they are not letting the Trilogy homeowners what it is. Thus the major problems that we are having in Trilogy at Vistancia.

3. We joined ReMax Professionals in late October, early November of 2013. This next 1 page letter is a posting that we put on the Real Estate Bulletin board of My Trilogy Life (the community website). Basically we were explaining that we would be offering a choice to our listings as to which signage they would like to use and explaining that it is a state law. This signage wasn't up for 1 full 24 hour period because Jeff Dixon (HOA Manager), called and said that we were not allowed to post this on MTL (Another way of their control to not educate the homeowners as to what their rights are with the new sign laws.

4. The next 13 page part of this attachment is postings under the MY Community Section of MTL on homeowners feelings about being able to choose signage in this community. Many are against it and many are for it. Some of the postings are from Realtors who live in this community. One stating that in the past she and other Realtors would not show properties in this community if they didn't use the preferred Trilogy signs. And a couple of homeowners saying they would not hire a Realtor who would not show a buyer all the property they wanted to see, regardless of what sign they have. Another Realtor on April 1, 2014 pointing out in her post that the brown signs do not stand out, they are so much a part of the landscape that they are ignored, so she states strictly from a marketing standpoint the seller is better off with the non-conforming signs. She mentions that builders who restrict signs do so because they do not want resale signs noticed because they are trying to sell their new builds.

5. The next part of the attachment is a 1 page letter from the HOA sent out on 12/4/2014. Saying that our CC&R's form a contract between all homeowners and each other. Please read this letter and you will see how the HOA is twisting things to not educate the public on the sign law. The next page, is what I as a homeowner signed when we first built a home in Trilogy at Vistancia in 2004 regarding the CC&R's. It is not a contract between all homeowners and each other, it is a receipt to acknowledge that we received the governing documents.

6. The next two pages in that attachment, show what our postings on MTL looked like on the Real Estate Section Prior to them removing them and what it looked like afterwards without our postings. Please note other Realtors who use their Preferred Signage are allowed to post listing, etc. there.

7. The next 4 pages of this attachment is correspondence between Jeff Dixon and myself. We had meant with him and Hal Looney, Shea Homes and they said all kinds of things as scare tactics as to privileges they would take away if we did not use the Shea Preferred signs. In my e-mail correspondence, I was trying to get Jeff to put some of the privileges that he is going to take away in writing and he did in these 4 pages. It also states at the bottom, that they did remove our postings on MTL and after I put them back on, he is threatening if I put them back on again, they will take away our privileges of even getting on MTL.

About the first week in January, the HOA Manager Jeff Dixon, called my husband and asked that my husband and myself come in and talk to him and Hal Looney who is with Shea Management about our change in signs. (We thought that it was very strange that they did not ask our son Benjamin Katz who is the head listing agent and has owned the company for about a year and all of the signs are in his name to come with us, and wondered if it had something to do with that we lived here and he does not). We met with them on January 15th. In brief this is what was said:

~If we do not conform to their sign laws, they will take away privileges that we have as homeowners in Trilogy; such as:

1. When a real estate agent comes into the gate and says I have a home that we want to look at and it's a Brownworth listing, we don't have to let those people in the gate.

2. We won't let you bring guests into the tour center (new home sales center) if you are not following the signs.

3. Our community center is a private club we don't have to let you or your guests in the community center if you don't follow the sign program.

4. You can put directional signs in the common area as long as you follow our sign program, if you don't we will take those signs down. (I believe that they have the right to do this according to the law)

They also told us they were getting tons of complaints from Homeowners, so they wanted us to take the signs down now. I told them "Do you guys understand that you are making the issue by not telling them what the law says when they call to complain?" and **Hal Looney said: "We are not making an issue Colleen, we don't care what the law says. The people that we have talked to , do not care what the law is, they care about the community, period, period."**

**Hal Looney also said that he and their counsel (meaning Shea counsel) spoke with someone at ADRE (I think they must have meant AAR) and that person gave them the ideas on how to get around the law, by the privileges listed above that they could take away from us.** Which I sure hope wasn't true and believe it was just another scare tactic that they are using on us.

8. The next page is an e-mail from Debbie St Germain who has a listing in here and said that Shea has never contacted her about removing her sign. I have actually spoken to several other Realtors who have listings in the community and they have not spoken with the either. Nate Martinez has a listing in Trilogy with a flyer box, and they have not targeted him. We believe that this is because we have so many listings and we live in the community so they figure they will target the ones with the most # of non conforming signs and bully them first. In the beginning, after the sign law passed, they would target homeowners directly, not the agent and tell them if they did not tell their agent to remove the sign and put up a Trilogy preferred sign that they would put a lien on their property. Another controlling scare tactic, so homeowners who did have the company signs removed them right away. Homeowners in Trilogy are very afraid to go against Shea, they have sued homeowners in her before, and then what they do is exaggerate what happened and then send e-mails out to all homeowners basically putting a Scarlet Letter on these homeowners. They tell the homeowners that they have cost our HOA thousands of dollars in attorney's costs, etc. Not fair to not be able to hear both sides of the story. I have documentation of this, if anyone would like me to send it to them.

9. The last 3 pages of this attachment is an e-mail from Jeff Dixon written January 16th, 2014 where Jeff Dixon is explaining to me in an e-mail the benefits of using Trilogy Preferred Signs.

The next attachment is titled sign count in Trilogy on 2/5/2014 and 4/6/2014, the reason I have driven the entire community twice to write down which signs Realtors are using, is that I want to impress on you that if you drove any other community, you would see very few HOA requested signs and mostly company signs for the brokerage that the Listing Realtor works for where as in Trilogy it is just the opposite. Look at the 4/6/2014 excel sheet (pdf). Out of 142 Active, UCB, & Pending listings only 21 are using their company signs. 3 have used a Trilogy preferred sign, but either no rider or a handmade rider, which is not in the best interest of their seller, but does not add additional cost to have a rider made just for this one listing in their community. And 9 are not using a sign at all. Some of these are most likely at sellers request, as I am guessing the two are from Lee Moore & Joanne Parkinson as they are homeowners and typically have signs. Please also note that the first 3 lines are our listings The WORTH Group listed by Benjamin Katz. This will show that we have the interest of our clients in mind and give them a choice as to whether or not they want our company sign or the Trilogy Preferred Sign. 5 of them took the Trilogy Preferred Sign, 6 the ReMax regular sign, and 5 the ReMax collection sign for homes over \$500,000. So a total of 11 wanted the ReMax signs. Next is the excel sheet that I did on 2/5/2014 as well. It is very clear from these two excel sheets what the builder is trying to do.

There is another attachment titled Tom Farley's Statement - Susan Ramsey had sent this to me when Shea was telling the homeowners in Trilogy that they did not have to follow the law because they were the Declarant and not the HOA that is requiring this. Susan had run into the same thing when she had listed homes in here, so she wrote to Tom Farley and this is what he wrote back on the front page of the law and asterisked other areas in the document. Please note it was about a year and a half ago, when Susan Ramsey, successfully stopped the Trilogy HOA from bullying her clients and herself as their Realtor. Since then I have seen more and more company signs going up. We firmly believe that those who are using signs that stand out have an advantage over those of us who were using Shea preferred signs. We felt that since Shea was not contacting agents anymore or at least their signs were not coming down. It was time for us to switch and give our sellers the choice, which is in their best interest. Other agents who live in Trilogy are afraid to do this, and I can see why, after we have been singled out, penalized by having our privileges taken away.

The next attachment is: The community documents showing that they have not updated this part of their documents to reflect that they can use company signs. And also this shows the violations policy and enforcement of that policy.

Before I speak about the final attachment, I would like to tell you the latest happenings. Last Friday, April 4th, 2014, we got a phone call from Jeff Dixon asking us to come over that day and sign something saying that were taking away our right to sponsor Toys for Tots in Trilogy any more. We started this program in Trilogy 8 years ago. It has been a huge fundraiser and something that the community looks forward too. Over the years it has expanded to all other kinds of Holiday Festivities that all work cooperatively together. The first year we did this event in our home and so many people came it was elbow to elbow, so the 2nd year and for the next 8 years, we had the event at the community center. Prior to moving to Trilogy and when we were with Coldwell Banker Pinnacle Peak Realty in Scottsdale, we also collected Toys for the Toys for Tots program, because Coldwell Banker Pinnacle Peak Realty was a major sponsor and had an event where everyone goes out and gets toy donations and brings them to this big event using the stage in downtown Scottsdale at the Community Center (where the plays are). Prior to that, I owned a Childrens Educational Toy store in Cedar Rapids, Iowa for 18 years. I sold the toy store when my husband had a job offer in another state that he couldn't turn down. At my toy store, we also collected toys for those less fortunate to have during the Holiday season. I am passionate about every child having toys during the holidays, as this is how they learn through play. To take this away from me as a punishment for using signs that are approved through laws in the state of Arizona is heart breaking. We have not been able to meet with the HOA yet to see what they are actually wanting us to sign, but they wanted us to meet on April 15th between 2-3 PM, but we told them we already had something scheduled. We didn't tell them that what we had on our calendar was to speak to the Executive Committee with AAR on the sign Issues.

Scott, At the meeting with you, we suggested that at the very least we would like to meet with the executive committee in Prescott on April 15th, 2014 at 3PM and hopefully they will agree to send out a mailing to all home owners in Trilogy to educate them on the real estate sign law, since the information that the HOA sends out (which I have included in attachments) blames the homeowners and Realtors who are choosing these signs and thus those people are getting peer pressure from others in the community. As well as privileges taken away within the community by the HOA. I am attaching to this e-mail a proposal for the projected cost of postage, mailing & printing for AAR to send out to all homes in Trilogy at Vistancia educating them on the law. This is a program from USPS called Every Door Direct Mail. It's the most inexpensive way to hit every door in a community. To send to all of Trilogy, we would send to 3 routes, which would hit all 2,295 homes for an

approximate cost of \$401.63. Plus to have Pinnacle Printing print that many flyers it would cost between \$400 to \$435 which equals a total maximum amount of \$836.63. The reason that we feel it is important that AAR sends this educational piece out is because if it comes directly from the Area Association of Realtors rather than individual realtors, it will be more likely for the homeowners to believe it coming from a state authority and they will not target the realtors or home owners. Please see the attachment below showing our projects on the costs of sending out the above described mailing.

This final attachment is named. Projected Cost of Postage & Mailing to all homes in Trilogy at Vistancia.

The reason that I am afraid to take on Shea Homes is because they will use me as an example in front of all other homeowners, it will destroy my business, all because I am following the law. Shea Homes has deep pockets and will continue to drag this on until I finally give up, not only emotionally but financially. I love this community and my husband and I have lived here for 10 years now, we have tons of friends and are involved in tons of activities and clubs. If the HOA had been turned over to the membership like it should have been as the community had more members, everyone would not be having these problems. I would love to find out who the lobbyists might be that we can work on laws that need to be past, about letting the declarant have 100% control over the HOA indefinitely. If anyone can help me as to how to pursue that, I would appreciate it. But at the very least, if you will send out the requested mailing informing the community what the law is, and that the HOA is breaking the law to target either the homeowners or the Realtors. I would so much appreciate. You are all Realtors on the executive committee, and I plead with you, to put yourself in my position as to if this was happening in your community, how would you like the Executive Committee to vote to further represent the wonderful laws that you worked so hard to get passed, so that HOA's can not be bully's and restrict your trade, by not following the law.

Thanks so much. If there is anything else that you need please call me directly at 623-640-0249 or e-mail me. Please also except my apologizes for getting this to you early in the morning on the 8th of April rather than on the 7th of April as requested. I ended up having the flu on Saturday and Sunday, which were the days that I was reserving to put this all together. I worked on it awhile yesterday, but because I didn't feel well, ended up going to bed at 6PM and then woke up this morning at 1AM to start completing it.

Warmest Regards,  
Colleen BrownWORTH

"The WORTH Group"  
Re/Max Professionals  
Trilogy at Vistancia Resident Realtors Since 2004  
# 1 Resale Agents in Trilogy at Vistancia since 2004

Top Producer Awards in Company Sales Volume in 2012 (#2 out of 6700 agents), 2011 (#2 out of 4200 agents ), 2010 (#3 out of 4000 agents), 2009 (#5), 2008 (#10) & 2007 (#10)  
Top 1% in Sales Nationally with Coldwell Banker our last 2 years there in 2007 & 2008

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State of Arizona  
House of Representatives  
Fiftieth Legislature  
Second Regular Session  
2012

## CHAPTER 242

# HOUSE BILL 2471

AN ACT

AMENDING SECTION 33-1261, ARIZONA REVISED STATUTES, AS AMENDED BY LAWS 2011, CHAPTER 152, SECTION 1, CHAPTER 154, SECTION 2, CHAPTER 156, SECTION 2 AND CHAPTER 292, SECTION 1; REPEALING SECTION 33-1261, ARIZONA REVISED STATUTES, AS AMENDED BY LAWS 2011, CHAPTER 65, SECTION 3, CHAPTER 152, SECTION 1 AND CHAPTER 154, SECTION 2; AMENDING SECTION 33-1808, ARIZONA REVISED STATUTES, AS AMENDED BY LAWS 2011, CHAPTER 152, SECTION 2 AND CHAPTER 154, SECTION 3; REPEALING SECTION 33-1808, ARIZONA REVISED STATUTES, AS AMENDED BY LAWS 2011, CHAPTER 152, SECTION 2 AND CHAPTER 156, SECTION 4; REPEALING SECTION 33-1808, ARIZONA REVISED STATUTES, AS AMENDED BY LAWS 2011, CHAPTER 152, SECTION 2 AND CHAPTER 292, SECTION 2; REPEALING SECTION 33-1808, ARIZONA REVISED STATUTES, AS AMENDED BY LAWS 2011, CHAPTER 65, SECTION 6 AND CHAPTER 152, SECTION 2; BLENDING MULTIPLE ENACTMENTS; RELATING TO CONDOMINIUMS AND PLANNED COMMUNITIES.

(TEXT OF BILL BEGINS ON NEXT PAGE)

SUSAN,

There is no Declarant exemption from the for sale/rent statutes. So I don't know why Shee Honas is stating such in their conversations with the homeowner. Furthermore, an Association that violates the statute loses their lien rights against the home. See my highlighted areas.

THX  
Tom

*Condo Substitute*

1 Be it enacted by the Legislature of the State of Arizona:

2 Section 1. Section 33-1261, Arizona Revised Statutes, as amended by  
3 Laws 2011, chapter 152, section 1, chapter 154, section 2, chapter 156,  
4 section 2 and chapter 292, section 1, is amended to read:

5 33-1261. Flag display; for sale, rent or lease signs; political  
6 activities; applicability

7 A. Notwithstanding any provision in the condominium documents, an  
8 association shall not prohibit the outdoor display of any of the following:

9 1. The American flag or an official or replica of a flag of the United  
10 States army, navy, air force, marine corps or coast guard by a unit owner on  
11 that unit owner's property if the American flag or military flag is displayed  
12 in a manner consistent with the federal flag code (P.L. 94-344; 90 Stat. 810;  
13 4 United States Code sections 4 through 10).

- 14 2. The POW/MIA flag.
- 15 3. The Arizona state flag.
- 16 4. An Arizona Indian nations flag.
- 17 5. The Gadsden flag.

18 B. The association shall adopt reasonable rules and regulations  
19 regarding the placement and manner of display of the American flag, the  
20 military flag, the POW/MIA flag, the Arizona state flag or an Arizona Indian  
21 nations flag. The association rules may regulate the location and size of  
22 flagpoles but shall not prohibit the installation of a flagpole.

23 C. Notwithstanding any provision in the condominium documents, an  
24 association shall not prohibit or charge a fee for the use of CF, THE  
25 placement of OR the indoor or outdoor display of a for sale, for rent or for  
26 lease sign and a sign rider by a unit owner on that owner's property in any  
27 combination, including a sign that indicates the unit owner is offering the  
28 property for sale by owner. The size of a sign offering a property for sale,  
29 for rent or for lease shall be in conformance with the industry standard size  
30 sign, which shall not exceed eighteen by twenty-four inches, and the industry  
31 standard size sign rider, which shall not exceed six by twenty-four  
32 inches. This subsection applies only to a commercially produced sign and an  
33 association may prohibit the use of signs that are not commercially produced.  
34 With respect to real estate for sale, for rent or for lease in the  
35 condominium, an association shall not prohibit in any way other than as IS  
36 specifically authorized by this section or otherwise regulate any of the  
37 following:

38 1. Temporary open house signs or a unit owner's for sale sign. The  
39 association shall not require the use of particular signs indicating an open  
40 house or real property for sale and may not further regulate the use of  
41 temporary open house or for sale signs that are industry standard size and  
42 that are owned or used by the seller or the seller's agent.

43 2. Open house hours. The association may not limit the hours for an  
44 open house for real estate that is for sale in the condominium, except that  
45 the association may prohibit an open house being held before 8:00 a.m. or

1 after 6:00 p.m. and may prohibit open house signs on the common elements of  
2 the condominium.

3 3. An owner's or an owner's agent's for rent or for lease sign unless  
4 an association's documents prohibit or restrict leasing of a unit or units.  
5 An association shall not further regulate a for rent or for lease sign or  
6 require the use of a particular for rent or for lease sign other than the for  
7 rent or for lease sign shall not be any larger than the industry standard  
8 size sign of eighteen by twenty-four inches and on or in the unit owner's  
9 property. If rental or leasing of a unit is allowed, the association may  
10 prohibit an open house for rental or leasing being held before 8:00 a.m. or  
11 after 6:00 p.m.

12 D. Notwithstanding any provision in the condominium documents, an  
13 association shall not prohibit door to door political activity, including  
14 solicitations of support or opposition regarding candidates or ballot issues,  
15 and shall not prohibit the circulation of political petitions, including  
16 candidate nomination petitions or petitions in support of or opposition to an  
17 initiative, referendum or recall or other political issue on property  
18 normally open to visitors within the association, except that an association  
19 may do the following:

20 1. Restrict or prohibit door to door political activity regarding  
21 candidates or ballot issues from sunset to sunrise.

22 2. Require the prominent display of an identification tag for each  
23 person engaged in the activity, along with the prominent identification of  
24 the candidate or ballot issue that is the subject of the support or  
25 opposition.

26 E. An association shall not make any regulations regarding the number  
27 of candidates supported, the number of public officers supported or opposed  
28 in a recall or the number of propositions supported or opposed on a political  
29 sign.

30 F. An association shall not require political signs to be commercially  
31 produced or professionally manufactured or prohibit the utilization of both  
32 sides of a political sign.

33 G. A condominium is not required to comply with subsection D OF THIS  
34 SECTION if the condominium restricts vehicular or pedestrian access to the  
35 condominium. Nothing in this section requires a condominium to make its  
36 common elements other than roadways and sidewalks that are normally open to  
37 visitors available for the circulation of political petitions to anyone who  
38 is not an owner or resident of the community.

39 H. An association or managing agent that violates subsection C of this  
40 ~~section, forfeits and extinguishes the lien rights authorized under section~~  
41 33-1256 against that unit for a period of six consecutive months from the  
42 date of the violation.

43 I. This section does not apply to timeshare plans or associations that  
44 are subject to chapter 20 of this title.

*Single Family*

1       Sec. 2. Repeal  
2       Section 33-1261, Arizona Revised Statutes, as amended by Laws 2011,  
3 chapter 65, section 3, chapter 152, section 1 and chapter 154, section 2, is  
4 repealed.

5       Sec. 3. Section 33-1808, Arizona Revised Statutes, as amended by Laws  
6 2011, chapter 152, section 2 and chapter 154, section 3, is amended to read:  
7 33-1808. Flag display; political signs; caution signs; for  
8 sale, rent or lease signs; political activities

9       A. Notwithstanding any provision in the community documents, an  
10 association shall not prohibit the outdoor front yard or backyard display of  
11 any of the following:

12       1. The American flag or an official or replica of a flag of the United  
13 States army, navy, air force, marine corps or coast guard by an association  
14 member on that member's property if the American flag or military flag is  
15 displayed in a manner consistent with the federal flag code (P.L. 94-344; 90  
16 Stat. 810; 4 United States Code sections 4 through 10).

17       2. The POW/MIA flag.

18       3. The Arizona state flag.

19       4. An Arizona Indian nations flag.

20       5. The Gadsden flag.

21       B. The association shall adopt reasonable rules and regulations  
22 regarding the placement and manner of display of the American flag, the  
23 military flag, the POW/MIA flag, the Arizona state flag or an Arizona Indian  
24 nations flag. The association rules may regulate the location and size of  
25 flagpoles, may limit the member to displaying no more than two flags at once  
26 and may limit the height of the flagpole to no more than the height of the  
27 rooftop of the member's home but shall not prohibit the installation of a  
28 flagpole in the front yard or backyard of the member's property.

29       C. Notwithstanding any provision in the community documents, an  
30 association shall not prohibit the indoor or outdoor display of a political  
31 sign by an association member on that member's property, except that an  
32 association may prohibit the display of political signs earlier than  
33 ~~fifty-five~~ SEVENTY-ONE days before the day of an election and later than  
34 ~~fifteen~~ THREE days after an election day. An association may regulate the  
35 size and number of political signs that may be placed on a member's property  
36 if the association's regulation is no more restrictive than any applicable  
37 city, town or county ordinance that regulates the size and number of  
38 political signs on residential property. If the city, town or county in  
39 which the property is located does not regulate the size and number of  
40 political signs on residential property, the association shall permit at  
41 ~~least one~~ NOT LIMIT THE NUMBER OF political sign with SIGNS, EXCEPT THAT the  
42 maximum AGGREGATE TOTAL dimensions of ~~twenty-four inches by twenty-four~~  
43 ~~inches~~ ALL POLITICAL SIGNS on a member's property SHALL NOT EXCEED NINE  
44 SQUARE FEET. For the purposes of this subsection, "political sign" means a  
45 sign that attempts to influence the outcome of an election, including  
46 supporting or opposing the recall of a public officer or supporting or



1 opposing the circulation of a petition for a ballot measure, question or  
2 proposition or the recall of a public officer.

3 D. Notwithstanding any provision in the community documents, an  
4 association shall not prohibit the use of cautionary signs regarding children  
5 if the signs are used and displayed as follows:

- 6 1. The signs are displayed in residential areas only.
- 7 2. The signs are removed within one hour of children ceasing to play.
- 8 3. The signs are displayed only when children are actually present  
9 within fifty feet of the sign.
- 10 4. The temporary signs are no taller than three feet in height.
- 11 5. The signs are professionally manufactured or produced.

12 E. Notwithstanding any provision in the community documents, an  
13 association shall not prohibit children who reside in the planned community  
14 from engaging in recreational activity on residential roadways that are under  
15 the jurisdiction of the association and on which the posted speed limit is  
16 twenty-five miles per hour or less.

17 F. Notwithstanding any provision in the community documents, an  
18 association shall not prohibit OR CHARGE A FEE FOR THE USE OF, PLACEMENT OF  
19 OR the indoor or outdoor display of a for sale, FOR RENT OR FOR LEASE sign  
20 and a sign rider by an association member on that member's property IN ANY  
21 COMBINATION, including a sign that indicates the member is offering the  
22 property for sale by owner. The size of a sign offering a property for sale,  
23 FOR RENT OR FOR LEASE shall be in conformance with the industry standard size  
24 sign, which shall not exceed eighteen by twenty-four inches, and the industry  
25 standard size sign rider, which shall not exceed six by twenty-four inches.  
26 THIS SUBSECTION APPLIES ONLY TO A COMMERCIALY PRODUCED SIGN, AND AN  
27 ASSOCIATION MAY PROHIBIT THE USE OF SIGNS THAT ARE NOT COMMERCIALY PRODUCED.  
28 With respect to real estate for sale, FOR RENT or FOR lease in the planned  
29 community, an association shall not prohibit IN ANY WAY OTHER THAN AS IS  
30 SPECIFICALLY AUTHORIZED BY THIS SECTION or otherwise regulate any of the  
31 following:

32 1. Temporary open house signs or a member's for sale sign. The  
33 association shall not require the use of particular signs indicating an open  
34 house or real property for sale and may not further regulate the use of  
35 temporary open house or for sale signs that are industry standard size and  
36 that are owned or used by the seller or the seller's agent.

37 2. Open house hours. The association may not limit the hours for an  
38 open house for real estate that is for sale in the planned community, except  
39 that the association may prohibit an open house being held before 8:00 a.m.  
40 or after 6:00 p.m. and may prohibit open house signs on the common areas of  
41 the planned community.

42 3. An owner's or an owner's agent's FOR RENT OR for lease sign unless  
43 an association's documents prohibit or restrict leasing of a member's  
44 property. An association shall not further regulate a FOR RENT OR for lease  
45 sign or require the use of a particular FOR RENT OR for lease sign other than  
46 the FOR RENT OR for lease sign shall not be any larger than the industry

1 standard size sign of eighteen by twenty-four inches on or in the member's  
2 property. If RENTAL OR leasing of a member's property is not prohibited or  
3 restricted, the association may prohibit AN open house FOR RENTAL OR leasing  
4 being held before 8:00 a.m. or after 6:00 p.m.

5 G. Notwithstanding any provision in the community documents, an  
6 association shall not prohibit door to door political activity, including  
7 solicitations of support or opposition regarding candidates or ballot issues,  
8 and shall not prohibit the circulation of political petitions, including  
9 candidate nomination petitions or petitions in support of or opposition to an  
10 initiative, referendum or recall or other political issue on property  
11 normally open to visitors within the association, except that an association  
12 may do the following:

13 1. Restrict or prohibit the door to door political activity from  
14 sunset to sunrise.

15 2. Require the prominent display of an identification tag for each  
16 person engaged in the activity, along with the prominent identification of  
17 the candidate or ballot issue that is the subject of the support or  
18 opposition.

19 H. A planned community shall not make any regulations regarding the  
20 number of candidates supported, the number of public officers supported or  
21 opposed in a recall or the number of propositions supported or opposed on a  
22 political sign.

23 I. A planned community shall not require political signs to be  
24 commercially produced or professionally manufactured or prohibit the  
25 utilization of both sides of a political sign.

26 J. A planned community is not required to comply with subsection G if  
27 the planned community restricts vehicular or pedestrian access to the planned  
28 community. Nothing in this section requires a planned community to make its  
29 common elements other than roadways and sidewalks that are normally open to  
30 visitors available for the circulation of political petitions to anyone who  
31 is not an owner or resident of the community.

32 K. AN ASSOCIATION OR MANAGING AGENT THAT VIOLATES SUBSECTION F OF THIS  
33 SECTION FORFEITS AND EXTINGUISHES THE LIEN RIGHTS AUTHORIZED UNDER SECTION  
34 33-1807 AGAINST THAT MEMBER'S PROPERTY FOR A PERIOD OF SIX CONSECUTIVE MONTHS  
35 FROM THE DATE OF THE VIOLATION.

36 Sec. 4. Repeal

37 A. Section 33-1808, Arizona Revised Statutes, as amended by Laws 2011,  
38 chapter 152, section 2 and chapter 156, section 4, is repealed.

39 B. Section 33-1808, Arizona Revised Statutes, as amended by Laws 2011,  
40 chapter 152, section 2 and chapter 292, section 2, is repealed.

41 C. Section 33-1808, Arizona Revised Statutes, as amended by Laws 2011,  
42 chapter 65, section 6 and chapter 152, section 2, is repealed.

APPROVED BY THE GOVERNOR APRIL 11, 2012.

H.B. 2471

FILED IN THE OFFICE OF THE SECRETARY OF STATE APRIL 12, 2012.



see back

**TRILOGY AT VISTANCIA COMMUNITY ASSOCIATION**

*c/o AAM, LLC*  
**7740 N. 16TH Street, SUITE 300**  
**PHOENIX, ARIZONA 85020**  
**(602) 957-9191 / FAX (602) 957-8802**

September 19, 2007

TO: ALL HOMEOWNERS – TRILOGY AT VISTANCIA COMMUNITY ASSOCIATION

RE: State of Arizona Senate Bill 1062

Dear Homeowners,

Today, Senate Bill 1062 becomes law. This law states that regardless of any provision in the community documents, an Association shall not prohibit the display of a For Sale sign and a sign rider by an Association Member on that Member's property. The primary reason for this law was that some Condominium Associations did not allow For Sale signs to be displayed.

The Trilogy at Vistancia governing documents already provide Members the ability to display a For Sale sign with rider on their property, therefore, this law has limited affect on our community. Some realtors outside of the community believe the new law limits the Association's ability to govern the color of the signs; we disagree. Our documents, while already friendly to the real estate industry by allowing For Sale signs, do provide a certain set of rules with respect to color and placement in order to help preserve our community standards and your property value.

How can you help? If you decide to sell your home, **please ensure your real estate agent abides by the requirements of our Trilogy at Vistancia Design Guidelines, Section 6.21 in its entirety.** The Board, members of the Shea Homes team, is convinced the uniform sign requirements we currently have are beneficial to helping with re-sales within the community. Furthermore, allowing typical real estate signs will detract from the community standard and thus negatively impact property value.

We have been instructed by the Board of Directors to enforce our documents and to reduce our price for sign rental from \$30.00 per month to \$15.00 per month effective immediately. Additionally, the Board asked us to make contact with the community realtors to see how they can help maintain our community standards as they have individually spent thousands of dollars on signs. Thanks in advance for your support and if you have any questions, please call us at 623-215-6259.

Sincerely,

*Jeff Dixon*

Jeff Dixon, Director  
Trilogy at Vistancia Community Association  
For the Board of Directors

Colleen Brownworth

Date: 07/20/2009 2:46 PM  
From: "Jeanne Malys" <jeanne@ekmarklaw.com>  
To: "Jeanne Malys" <jeanne@ekmarklaw.com>  
Subject: Ekmark & Ekmark's Legislative Update - 2009

**Ekmark & Ekmark, LLC**  
Attorneys at Law



## New Legislation Pertaining to Homeowners Associations - 2009

During this year's session, the Legislature passed one law pertaining to homeowners associations. It will become effective September 30, 2009. Here is a summary of the new legislation.

### For Sale Signs

Under Arizona law, neither planned communities nor condominiums may prohibit the indoor or outdoor display of a for sale sign and a sign rider by a unit owner on that owner's property.

Senate Bill 1148 will create a new Arizona Revised Statute § 33-441. In essence, this new law extends the rule against prohibiting for sale signs to all properties subject to deed restrictions, whether or not such properties are located within a planned community or a condominium. Specifically, the law states that "[a] covenant, restriction or condition contained in any deed, contract, security agreement or other instrument affecting the transfer or sale of any interest in real property shall not be applied to prohibit the indoor or outdoor display of a for sale sign and a sign rider by a property owner on that person's property[.]" The only properties excluded from the new law are timeshare properties.

As in the context of planned communities and condominiums, this new law protects not only professional realtor signs but signs that indicate that the property is for sale by owner. The new law also states that the size of the sign and sign rider shall be in conformance with industry standards. The law defines industry standards as a sign that does not exceed 18 x 24 inches. Likewise, the sign rider shall not exceed 6 x 24 inches.

## RE/MAX Real Estate Signs



First of all, Happy Thanksgiving. I wanted to give everyone a heads up that with our switch to RE/MAX, we have offered each homeowner the choice between a RE/MAX sign and a Brown sign. The majority choice the RE/MAX sign so we will be putting RE/MAX signs out at many of our current listings.

Arizona law states that the only restriction a community can have on a real estate sign is the size (standard 24 x 18). EVERY OTHER COMMUNITY in Arizona has Realtors that use their own real estate signs and a homeowner has the right to sell their home and have their choice of real estate sign.

I know there are some that will complain but remember a few things:

- 1) Over 90% of our sellers chose the RE/MAX sign because they want their home sold. If you decide to sell, odds are you will want the sign that gives you the best chance of selling.
- 2) You should be happy a neighbor has the RE/MAX sign because that gives them a better chance to sell quicker with more exposure.
- 3) The brown sign is not prestigious and normal real estate signs will not make the community look bad. Multi-million dollar homes and communities in Arizona have different real estate signs throughout the community.

I hope everyone has a great Thanksgiving.

All My Best,

Benjamin J Katz- The WORTH Group

RE/MAX Professionals



## Your Community



Judy Greenlee

November 30, 2013

3:24 PM

Last Updated:

December 5, 2013 6:53 PM

*myTrilogyLife*

*11/30/13 - 12/5/13*

*w/ Brent Dubburstein's ethic response to N. Golden not show all properties her client is interested in.*

## Real Estate Signs

Sad to see the realtors using signs other than the standard brown Trilogy signs. Neighborhoods are beginning to look tacky. IMHO

Comments - [Go Straight to Last Comment](#)



Chris Langowski

November 30, 2013

4:08 PM

That is a Shea/ HOA problem? So who is going to handle it??



Judy Greenlee

**Post Author**

November 30, 2013

4:13 PM

Realtors are not restricted to use Trilogy signs anymore. We will see more and more ugly signs being used. Up to this time, all realtors cooperated and used the brown signs. Now it appears they no long wish to do this, thus the tacky looking neighborhoods.



Sabrina Forgan

November 30, 2013

9:40 PM

I agree Judy, I thought it was in the CC&r's did that change and yes it does not look good. Heck lets get some purple orange and yellow, everyone can see the brown sign.



Brent Dubberstein

December 1, 2013

5:34 AM

Last Updated:

December 5, 2013 6:55 AM

*This comment has been deleted by the user.*



Matthew F. Lewandowski

December 1, 2013

5:03 PM

Last Updated:

December 4, 2013 8:02 AM

I think there is a bigger problem. Why are so many people moving out ??????



Chris Langowski

December 4, 2013

8:54 AM

Good question!! I never get answers on this site any more.....maybe someone can answer you!



Brownie Brownworth

December 4, 2013

9:31 AM

According to the MLS this morning there are 106 homes for sale which is about the same amount that it is every year at this time. According to the stats in AZ people move on an average of every 4 years and 10% of homes for sale is average in Adult Communities and Trilogy is about 5%. People are giving us various reasons for moving. No one big reason.



Chris Langowski

December 4, 2013

9:38 AM

Thanks Brownie! Seems like alot more....how many have sold in the last six months? Tks again!



Brownie Brownworth

December 4, 2013

4:07 PM

As of today 72 according to the MLS.



David King

December 4, 2013

4:30 PM

Sounds about right. When we bought in January of 2012, there were 105 homes for sale. I think it may have been as low as 60 or so this past summer.



Nancy Golden

December 4, 2013

5:01 PM

As I Realtor, I am very sad to see that some Realtors have elected to use their company signs instead of the brown signs. I remember when the Arizona passed the stating that HOAs could not restrict the signage. The Realtors who sell regularly in the community attended a meeting and all agreed that company signs looked tacky none of us would use them. I am sorry to see that changed. In the past I and other agents have not shown properties that used company signs. I hope that continues. As Judy Greenlee states: It just looks ugly and tacky.



Sabrina Forgan

December 4, 2013

5:10 PM

Yes Nancy I agree, we did sign a committment (in CC&r's) when we moved here - we would use brown sign.

In a resort style community, there is a reason for a standard, so things always look fresh and new. 20 differnt signs looks like something is very wrong in the neighborhood.

One would hope that the realtors who live and sell here would want to up hold the look of the resort not the usual tract neighborhood.

New company - new brown signs ! It's tacky and you are spot on with that thought process.

Thanks for sharing that with us.



Mike Lindbeck

December 5, 2013

4:37 AM

I am in total agreement of the unsightly sets of these signs. While that law was passed, there may be a work around. As an example, slow non conforming sales personnel at the gate. Why are they allowed unlimited access to the community? Do they have gate codes? Do they give potential buyers gate codes, to let them just drive around? Do they hand out business cards while in the community? If you want to deal with the sign issue, we must make it clear that there will be less friendly for those not conforming. That is just one idea.



Sabrina Forgan

December 5, 2013

6:39 AM



Mike I think the person who started this is a realtor and lives in here, that's why the boat is rocken, they were conformist - now they want to nonconform - because they went with a different company and signs cost money to replace. This could all be incorrect but that was the take I got on it.

I'll go find original blog if still posted.



Connie McGuigan

December 5, 2013

10:03 AM

Although it may be "legal" to use the regular signs, it doesn't mean it should be done. Our community looks so nice and the colorful "REMAX" signs are just plain ugly. Yes, you see the sign from a distance, but if someone is looking to buy a house, they found them all these years just fine without the ugly REMAX signs in front. And, if per chance other realtors start doing it - suddenly the REMAX signs won't be standing out so much. They will just all look ugly.

I hope the other realtors do boycott against showing those houses as Nancy mentioned they agreed upon in the first place.

Sabrina is right - now that the Brownworths have decided to change real estate companies, they think it is OK to suddenly "rock the boat".

Shame on them.....

Leanore Lewandowski

December 5, 2013

10:45 AM

Last Updated:

December 5, 2013 1:43 PM

Let's substitute some words and see how this memo from Jeff Dixon sounds. Delete the Italics & substitute it with the words in brackets.

Unfortunately, *some owners*(**SHEA**) have decided they no longer want to or have to live up to their prior agreements related to *For Sale signs* (**BUILD OUT AT 2400 HOMES**)

.Many of you have seen and expressed frustration and disappointment with the recent *appearance of "non-agreed upon" For Sale signs* (**ANNEXATION PROPOSAL**)

. We too are disappointed in not only *the choice of the homeowners*(**SHEA**) to ignore their prior commitments to the rest of the community but we are also disappointed that the law does not permit the Association to take



action. While the Association cannot provide you legal advice, individual owners may have more options in this regard than does the Association.

*And, does this last sentence want us to tell our neighbors what sign they should choose for their property? For the record, I do prefer the brown sign:)*



Brent Dubberstein

December 5, 2013

3:40 PM

I like the brown signs for conformity, as well.

That said, I will never use a realtor who does not show me all available houses I may have interest in, regardless of the signage. Realtors have a fiduciary responsibility to represent me, as the seller or buyer. Shame on those who choose not to honor that responsibility.



Janice Taylor

December 5, 2013

6:47 PM

Last Updated:

December 5, 2013 6:53 PM

A nearly 6-foot tall white post with a large hanging PURPLE for sale sign just went up on our block. The house has been a rental for years & is currently empty (I believe). Where will it end? Soon there may be billboards and flashing lights to catch buyer's attention. This is the first sign I've seen of this size and color in Trilogy. Tacky, tacky, tacky.

December 5, 2013 12:43 PM

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*And, does this last sentence want us to tell our neighbors what sign they should choose for their property? For the record, I do prefer the brown sign:)*

---

Brent Dubberstein

December 5, 2013

2:40 PM

Last Updated:

December 6, 2013 5:57 AM

*This comment has been deleted by the user.*

---

Janice Taylor

December 5, 2013

5:47 PM

Last Updated:

December 5, 2013 5:53 PM

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---

Robert Plack

December 6, 2013

9:48 AM

Janice,

We walked by your house this morning and observed the for sale sign across the street. You are correct in describing it. It destroys the visual continuity of the residential area that the reputable Realtors have accommodated over the years. I encourage neighbors, to protest the intrusion, and hope other Realtors will not show the home. Think of the visual pollution if every Realtor mounted signs of various colors and sizes on obnoxious posts.

---

Marie Britten

December 16, 2013

12:56 PM

Seriously? Who cares? There are so many real issues (like the extremely understated replacement numbers given by Shea to calculate the reserve requirements...we can really replace the sales center for \$350,000?). Everything in this whole community doesn't have to be brown. You can have a different color without it being tacky. Wow, the things people gripe about. Let's try to show a tiny iota of flexibility and try to get along.

---

Elaine Hertz

January 12, 2014

1:42 PM

I agree with you Marie....this is a non-issue as far as I am concerned. Are we living in a Gestapo community where we have to do what everyone says? You're darn right we are!!!

---

David Wartenberg

January 13, 2014

4:44 PM

We are living in a community that has a set of rules that we all agreed on. My Grandparents escaped 1930's Europe to get away from "The Gestapo" and a I don't think they meant Trilogy management or your neighbors.

---

Sabrina Forgan

January 15, 2014

5:53 PM

Hello Maria,

I understand your comment of who care's I get that, but the reason we purchased in here is that I did not want it to look like every other community.

The resort style anywhere in the world ( not Vegas) is low key and not in your face, it has to do with the whole look, I liked that in the CC&r's it had limits, but I liked it even more that all were using the low key not on your face approach.

Some signs are just plain ugly and you if you like your yard and looking down your block or use your courtyard you care.

Also a lot of sign's can make it seem like there is big trouble in the neighborhood, low key is better.

Thanks for bloggin in.

---

Linda Shadman

January 15, 2014

8:47 PM

Sabrina I agree with you. We have a beautiful community and some of these are ugly. To say we live In a Gestapo community is absolutely ridiculous

---

Mike Lindbeck

January 16, 2014

2:50 AM

I find the signs a minor type of pollution. Drive down any of the newer areas in the valley and you will soon notice the lack of commercial signage. The zoning laws control the size/location of the signs. I prefer the more conservative signs.

---

Lee North

February 3, 2014

6:40 PM

Gestapo ? I get so infuriated when people throw Nazi terms around when they don't agree with some rule or a person in a political office. People that use these terms need a big dose of reality and perhaps they should listen to some of the Holocaust survivors that are giving talks on this period of history.



---

Linda Shadman

February 3, 2014

8:29 PM

Lee - I totally agree with you and you are so correct.

---

Sabrina Forgan

February 4, 2014

8:05 AM

Last Updated:

February 4, 2014 4:56 PM

Hello Linda.

Hope your feeling well.....back to these sign's. I see your post, and you agree they can look ugly ( some of them.) I may even think twice if I put my home for sale - I would ask for the "not in your face sign", not only because it looks better on my property but for my neighbors too. With many great realtors in here, that could be a factor of who I might list with.

That's just my feelings, again, I like a resort approach when it comes to signs, with the state of art ads online today - I don't think sign's need to be in your face.

---

Linda Shadman

February 4, 2014

8:52 PM

Hi Sabrina, I was actually talking about Lee's comment

---

Sabrina Forgan

February 5, 2014

5:33 AM

HI Linda, yes I saw that, was just chatting it up with you a bit since i missed your Jan 15th post.

lololol

Hope all is well:)

---

Lynn Otlewski

April 1, 2014

10:45 PM

As a REALTOR who lives in this community, I would like to point out a couple of things. First of all the brown signs are not noticed by people looking for homes in this community. They are so much a part of the landscape that they are ignored. So from a strictly marketing standpoint, the seller is better off with the non-conforming signs.

Builders who restrict the type of sign in a community do so because they don't want resale homes to be noticed so much because they are trying to sell their new builds. Many builders had this in effect until the law changed not just Shea while they were still in the community building.

As for the agents who live in this community saying they boycott the homes that do not have the brown sign in front of them. That is against anti-trust laws, and against agency laws. Shame on you. You cannot truly represent a buyer if you refuse to show them homes that have signs other than brown signs. And look up cases where brokers got together to "boycott" other brokers and see what kind of problems they had!

Thank you for listening.

---

Chris Langowski

April 2, 2014

10:38 AM

Well said Lynn! Glad to know there are realtors that respect the customer first..... sad if others do boycott as that could be a lawsuit.....and we have enough of that stuff around here already!

---

George Ostaniewicz

April 2, 2014

9:21 PM

The signs that annoy me are the sandwich boards that Shea has at the Kiva Club and exit gates. They lend an air of cheapness to what is a quality community. Shameful to think we'll have them here for another 10 or so years.

---

Matthew George

April 2, 2014

9:56 PM

Lynn, Well stated...our REALTOR Code of Ethics holds all of us to a higher standard. We must not determine what properties we expose our clients to. Certainly not because of the professional fees offered or whether we take issue with how the property is being marketed. Buyers are entitled to see everything on the market. The minor *signage* issue has no role in that process. Matt George

---

Matthew F. Lewandowski

April 3, 2014

9:30 AM

With this small mind set ("brokers got together to "boycott" other brokers without brown signs") by community Realtors you have to wonder, is it a good idea to list with a community Realtor? Who are they representing ? Me the seller or keeping in good grace with Shea?

---

Chris Langowski

April 3, 2014

12:38 PM

Good question Matt!

---

Judy Greenlee

**Post Author**

April 3, 2014

1:39 PM

I'm deleting this post Friday, the 4th.

---

Matthew F. Lewandowski

April 3, 2014

2:21 PM

Last Updated:

April 3, 2014 2:34 PM

Judy:

Why? Are we saying something wrong? Is the discussion going in the wrong direction?

Like away from pro SHEA and their lap dogs.

---

Linda Shadman

April 3, 2014

3:04 PM

No one is saying anything wrong, not until that statement was made about lap dogs!!!!!!

---

Judy Greenlee

**Post Author**

April 3, 2014

4:24 PM

No one has said anything wrong. We all have our own opinion. I just think the topic has been discussed enough. If anyone wants to continue, they can start a new post.

---

Phyllis Wertheimer

April 3, 2014

8:06 PM

While I prefer the brown signs, I would refuse to do business with a realtor who would not show me homes because they didn't like the color of the sign. When I was househunting I never had a problem noticing the brown signs either.

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Colleen Brownworth &lt;colleen.brownworth@gmail.com&gt;

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**Real Estate Signs**

1 message

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**HOA Communications** <paul.casartelli@trilogyresort.com>  
Reply-To: paul.casartelli@trilogyresort.com  
To: colleen.brownworth@gmail.com

Wed, Dec 4, 2013 at 3:33 PM

Dear Members and Residents,

As you may know, our CC&Rs form a contract between all of the homeowners and each other. In essence, this contract identifies all of the things each purchaser agreed to do in support of the common goal of enhancing property values and promoting a desirable and upscale lifestyle. In addition to agreeing to not paint homes purple with pink polka dots, everyone agreed to use a For Sale sign of particular design. Unfortunately, some owners have decided they no longer want to or have to live up to their prior agreements related to For Sale signs.

Many of you have seen and expressed frustration and disappointment with the recent appearance of "non-agreed upon" For Sale signs. We too are disappointed in not only the choice of the homeowners to ignore their prior commitments to the rest of the community but we are also disappointed that the law does not permit the Association to take action. While the Association cannot provide you legal advice, individual owners may have more options in this regard than does the Association.

As more information becomes available, the Association will update as appropriate. In the interim, please feel free to contact us with any questions, comments or concerns.

Respectfully,

Jeff Dixon, CAAM®  
Director of Community Association  
Trilogy at Vistancia  
For The Board of Directors  
AAM, LLC  
(623) 215-6258 (direct line)  
(623) 215-6224 (direct fax)  
(602) 957-9191 (main line)

RECEIPT FOR PROJECT DOCUMENTS  
VISTANCIA PROJECT DOCUMENTS  
GOLF COURSE RESTRICTIONS  
CSER

PROPERTY: Lot 84, Sunset Ridge at Trilogy at Vistancia Parcels C15, C16, C17, C18 & C19 (Subdivision)

ADDRESS: 28503 N. 123rd Ln. Peoria AZ 85383

I(We) David A. Brownsworth, Colleen K. Brownsworth, the undersigned, do hereby acknowledge receipt of the following documents on the date set forth below and that adequate time to review and discuss the documents with legal counsel was given to me (us):

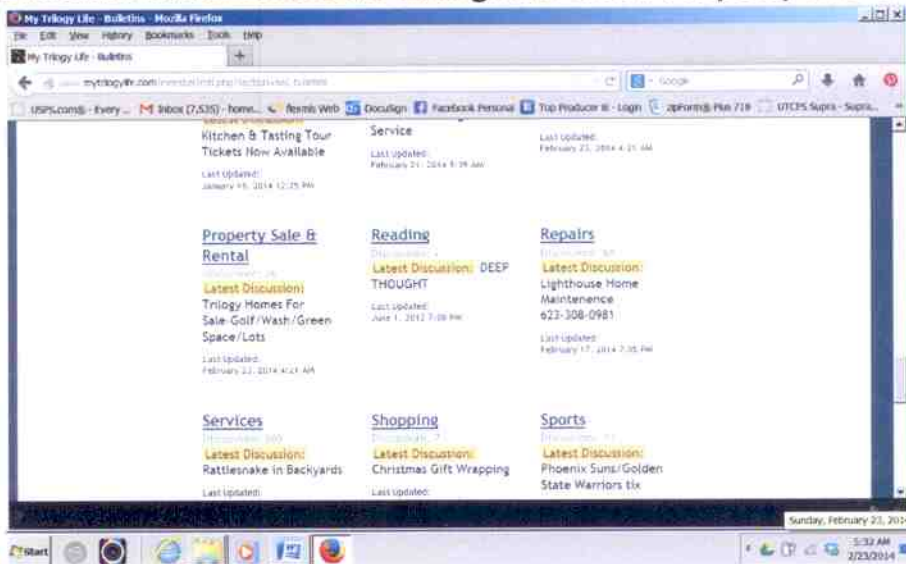
1. Declaration of Covenants, Conditions and Restrictions for Trilogy at Vistancia and any amendments and Supplemental Declarations thereto;
2. Articles of Incorporation of Trilogy at Vistancia Community Association;
3. Bylaws of Trilogy at Vistancia Community Association;
4. Design Guidelines of Trilogy at Vistancia Community Association;
5. Association Rules of Trilogy at Vistancia Community Association;
6. Declaration of Covenants, Conditions and Restrictions for Vistancia;
7. Articles of Incorporation of Vistancia Maintenance Corporation;
8. Bylaws of Vistancia Maintenance Corporation;
9. Vistancia Rules;
10. Declaration of Covenants, Conditions, Restrictions and Easements for Trilogy at Vistancia Golf Club; and
11. Common Services Easements and Restrictions ("CSER").

BUYER: [Signature] Date: 4-7-14  
Signature

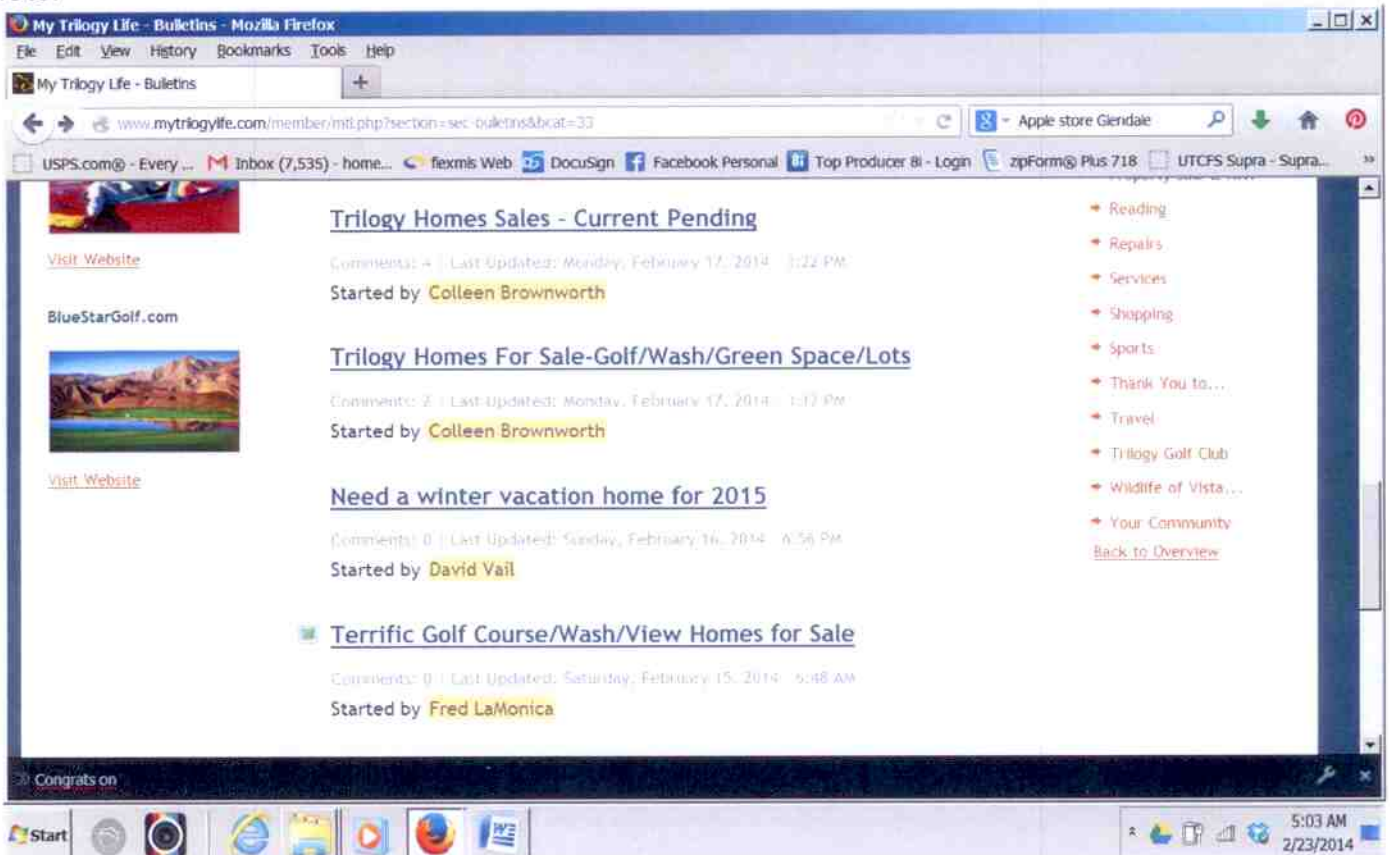
BUYER: Colleen Brownsworth Date: 4-15-14  
Signature

SALES ASSOCIATE: [Signature] Date: 4-7-14

Trilogy at Vistancia Homeowner Website is called My Trilogy Life because we switched over to the RE/MAX signs in about November of 2013, the HOA called & left a message on my husband's cell phone on Friday the 21<sup>st</sup> of Feb 2014. The message said that unless we remove our NON – APPROVED signs, they would take away our privilege (as they called it, of putting our listings on My Trilogy Life. Here is a screen capture of the bulletin section where our listings are under Property Sale & Rental:

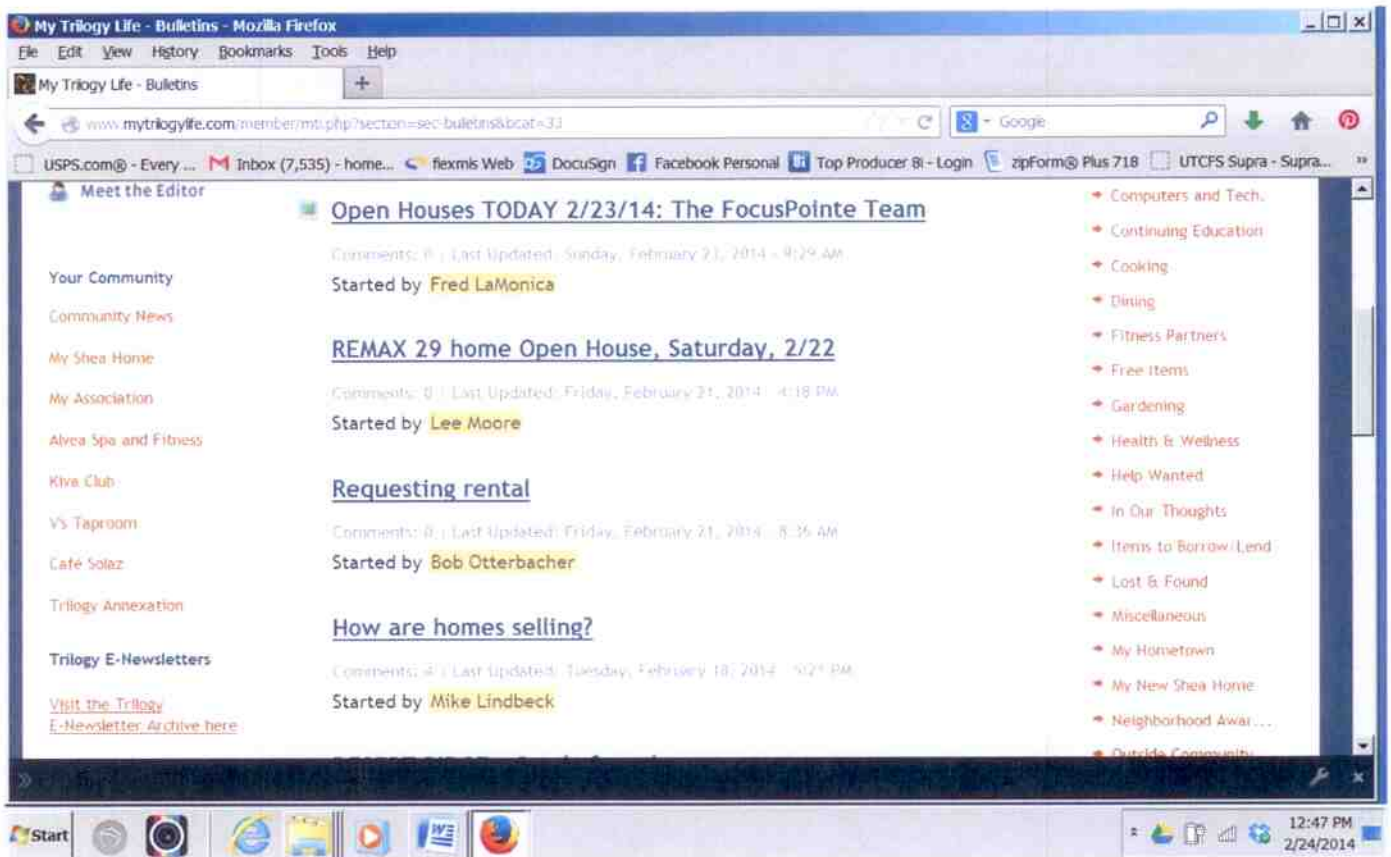


Below is a Screen Capture of the homeowner website on 2/23/2014: Please notice two of our 3 posts are showing at the top we have another one that was on another page with interior lots:





Here is a screen capture of the post today, when they removed all of our posts. Please note that our 3 posts were at the top yesterday when I logged out, because I updated all of them yesterday. Please note the 2<sup>nd</sup> post is also a RE/MAX agent that is using some RE/MAX signs as well. I have asked Lee Moore and they have not asked him to remove his signs, and he is still able to post. I certainly do not want to get Lee in trouble and will not mention to Shea why does he get to post and we don't, but they certainly are discriminating against us and using scare tactics to get us go back to the Shea preferred signs. Both Lee and our team offer the choice to our sellers which sign they would like.





Colleen Brownworth &lt;homeslistedhomessold@gmail.com&gt;

---

**RE: Trilogy Real Estate Signs & HOA Documents**

1 message

Jeff Dixon &lt;JDixon@aamaz.com&gt;

Mon, Feb 24, 2014 at 4:09 PM

To: Colleen BrownWORTH &amp; The WORTH Group &lt;homeslistedhomessold@gmail.com&gt;

Colleen,

The verbiage is what we rely. The guidelines state: Weathered Brown in color with Tan lettering One "For Sale", "For Rent", "For Sale or Rent", or "Furnished Rental"

("Lease" may be used in place of "Rent(al)") sign and two sign riders may be placed on a Lot within the Property in accordance with the following restrictions.

- (i) The sign and sign rider must be commercially produced.
- (ii) The sign and sign rider shall be in conformance with the industry standard sizes.
- (iii) No flyers, tubes, containers, balloons, banners, flags or other promotional material may be attached to the sign or any structure located on the Lot.

We have been pretty lenient on what is put on the rider as long as the colors are consistent with Trilogy standards which is weathered brown sign with tan lettering.

If you would like to propose something different, Mr. Looney has opened that door. However in the interim, we would like to provide you with Trilogy standard signs and riders to replace all non-Trilogy signs in the community. I have made this request before without response.

I understand it's your busy season but we have a sign standard and members within the community wants us to enforce that standard. As was stated in the meeting we had, being in a private community comes with benefits. One of the benefits of membership is MTL. As a result of your lack of response, we removed your real estate postings on MTL subsequent to my leaving a message with David. Today, it was brought to my attention that over the weekend you have once again posted your listing. Once again they will be removed. **Should your listings be posted again on MTL until this matter is resolved, your Lot's ability utilize MTL will be suspended without further notice.**

Colleen; we appreciate your position on the standard signs and have given you an opportunity to present something new. In the meantime, we continue to get calls about your signs. We urge you to make this matter a priority. Thank you.

**Jeff Dixon, CAAM®**

Director of Community Association

Trilogy at Vistancia

AAM, LLC

(623) 215-6258 (direct line)

(623) 215-6224 (direct fax)

(602) 957-9191 (main line)

**From:** Colleen BrownWORTH & The WORTH Group [mailto:homeslistedhomessold@gmail.com]

**Sent:** Monday, February 24, 2014 3:08 PM

**To:** Jeff Dixon

**Subject:** Re: Trilogy Real Estate Signs & HOA Documents

Jeff,

Thanks for sending those over. I have read all of those, but the main thing I was asking is specifically this which I had in my e-mail below in the bottom part of the 2nd paragraph in my original e-mail to you:

"I do see in the Design Guidelines Article 6.20 that the word weathered brown is in that verbiage, but it refers to Exhibit B, in Exhibit B which is just posts on the sign itself, I don't see anything on color, or what it can say on the sign etc? I thought that you have restrictions on the weathered brown sign that you can only have FOR SALE on the sign, that you can't have our name, etc. on the sign, that we need to have a rider, but I don't see that posted anywhere." Where would I find that information? Thanks.

Warmest Regards,  
Colleen BrownWORTH

"The WORTH Group"

Re/Max Professionals

Trilogy at Vistancia Resident Realtors Since 2004

# 1 Resale Agents in Trilogy at Vistancia since 2004

Top Producer Awards in Company Sales Volume in 2012 (#2 out of 6700 agents), 2011 (#2 out of 4200 agents), 2010 (#3 out of 4000 agents), 2009 (#5), 2008 (#10) & 2007 (#10)

Top 1% in Sales Nationally with Coldwell Banker our last 2 years there in 2007 & 2008

ANYTIME: 623-640-0249 (Cell)

Office: 480-540-0480



HomesListedHomesSold@gmail.com  
www.HomesListedHomesSold.com

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"because YOU are WORTH it!!"

On Mon, Feb 24, 2014 at 2:32 PM, Jeff Dixon <JDixon@aamaz.com> wrote:

Hi Colleen,

I'm attaching the governing documents that reference signs. In the CC&Rs, it's Section 3.15. In the Design Guidelines, it's Section 6.20 and the Association Rules, Section 5.6. Please note, we do not charge rental fee for signs. Please review and reply as soon as possible so we can resolve this matter. Thank you.

Sincerely,

**Jeff Dixon, CAAM®**  
Director of Community Association

Trilogy at Vistancia  
AAM, LLC  
(623) 215-6258 (direct line)  
(623) 215-6224 (direct fax)  
(602) 957-9191 (main line)

**From:** Colleen BrownWORTH & The WORTH Group [mailto:homeslistedhomessold@gmail.com]  
**Sent:** Sunday, February 23, 2014 8:58 AM  
**To:** Jeff Dixon  
**Subject:** Trilogy Real Estate Signs & HOA Documents

Hi Jeff,

Brownie said that you called and left him a message on Friday afternoon that you were removing any postings that we make on My Trilogy Life website, because not all of the Real Estate signs that we use meet your guidelines for color, etc.

I have been on My Trilogy Life to look at the posted guidelines for signs and I am not able to bring up the Community Association Rules that you have posted. Please have your tech person fix this so that I & other homeowners can read these. I do see in the Design Guidelines Article 6.20 that the word weathered brown is in that verbiage, but it refers to Exhibit B, which is just posts on the sign itself. I don't see anything on color etc. I believe that you also have restrictions on the weathered brown sign that you can only have FOR SALE on the sign, but I don't see that posted anywhere.

Can you please send me all the HOA documents that state anything about the current sign requirements and I will take a look at them. I am sorry that I did not get back to you after the meeting with you and Hal Looney, however, this is the main selling season for real estate and we are extremely busy, and it's very difficult to try to investigate everything when we have clients that we have committed to and they come first.

Thanks so much Jeff, I appreciate all that you do.

Warmest Regards,  
Colleen BrownWORTH

"The WORTH Group"

R

E

/M

AX

Professionals  
Trilogy at Vistancia Resident Realtors Since 2004  
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Top 1% in Sales Nationally with Coldwell Banker our last 2 years there in 2007 & 2008

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Connect With Us!





Colleen Brownworth <homeslistedhomessold@gmail.com>

---

## Regarding signage at Trilogy

1 message

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**Debbie St.Germain** <saint07@aol.com>

Sun, Apr 6, 2014 at 2:38 PM

To: "homeslistedhomessold@gmail.com" <homeslistedhomessold@gmail.com>

Coleen

I have a listing in Trilogy at Vistancia at 12619 W. Bajada. I am using a low two post sign (white) with my HomeSmart Elite logo, and my name/contact information. This sign has been on this listing since the 3rd week of January 2014, and I have never received a call from anybody at Shea Homes or the HOA.

Debbie St.Germain  
Home Smart Elite Group  
602-770-0008 USA



Colleen Brownworth &lt;homeslistedhomessold@gmail.com&gt;

---

**Re: Benefits of Using Trilogy Sign**

2 messages

---

**Colleen Brownworth** <colleen.brownworth@gmail.com>  
To: Colleen Brownworth <HomesListedHomesSold@gmail.com>

Sat, Jan 18, 2014 at 2:18 PM

All my best,  
Colleen Brownworth  
623-640-0249 (Cell)

On Thu, Jan 16, 2014 at 5:07 PM, Jeff Dixon <JDixon@aamaz.com> wrote:

Hi Colleen,

Sorry for the delay. My last two days have been full of meetings with little time to get the actual work accomplished in a timely manner. Below are the benefits of using the Trilogy sign. As stated in the meeting, some of these items have not been enforced but we're moving in that direction.

It would be a great help to me if you would revert to the Trilogy sign for now until we get a new one designed as discussed. Thanks again for meeting.

- Gate Host Assistance
  - o During Open House Gate Host will place large A-Frame "Open House In Progress" sign outside for all those entering to see and inquire (I'm getting new sign made)
  - o Gate Host will pass out directional maps and flyers relative to Open House's that use Trilogy at Vistancia approved signs
- For Sale Sign and Frame – Association loans at no charge
- Directional Signs
  - o Provided at *no charge*, up to 3 per customer
  - o May be used in common areas to guide potential buyers to sale property
- Kiva Club Access for agent and client for Resort Tour
- The realtor that's bringing guest to your home gets to take an unaccompanied guest tour of the Club vs. you having to meet them at the Club and sign them in as a guest
- Prospects for a resale home get to come in the gates unaccompanied vs. the listing realtor or homeowner meeting them at the gate

**Jeff Dixon, CAAM®**

Director of Community Association

Trilogy at Vistancia

AAM, LLC

(623) 215-6258 (direct line)

(623) 215-6224 (direct fax)

(602) 957-9191 (main line)

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	Connect With Us!					

Sun, Jan 19, 2014 at 9:35 AM

**Colleen Brownworth** <homeslistedhomessold@gmail.com>

Draft To: Jeff Dixon <JDixon@aamaz.com>

Bcc: Nate Martinez <natemmartinez@gmail.com>, David Brownworth <browniezoni@gmail.com>

Hi Jeff,

You sent this to my personal e-mail, but I hardly ever check that e-mail because I am so busy with work. I check my business e-mail several times a day, and since this is a business matter it would be best if you sent any correspondence to this e-mail.

I understand that you are very busy because I am extremely busy as well, this is the time of year when real estate is booming, so I may also not be able to get back to you in a timely manner.

What you sent me is not what you said you would be sending. Our conversation was about the privileges that you and Hal said you would be taking away if we did not switch to the Trilogy at Vistancia preferred signs. Hal had named off a bunch of what he called "Privileges" and I asked him to slow down so that I could write them on my I-Pad, he said we have them in a flyer and you would send them to me. I said, I would rather write these privileges now and he again said, you would send them to me because you have them in a flyer. I said well then why don't you just give me the flyer now, and Hal then said, Jeff will send it to you.

These things that you sent are the rules in Trilogy taken from the

Warmest Regards,  
Colleen BrownWORTH

"The WORTH Group"  
Re/Max Professionals

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Top 1% in Sales Nationally with Coldwell Banker our last 2 years there in 2007 & 2008

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Office: 480-540-0480

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"because YOU are WORTH it!!"

[Quoted text hidden]



Design  
Guide lines

WORTH DOES  
1 Trilogy  
HOA Documents  
Real Estate Signs in Trilogy  
1-25-2009

**6.21 Signs.** Except as set forth in the Declaration and this Section, no sign shall be erected on a Lot without the prior written consent of the ARC; provided, however, that the ARC has delegated its authority to approve signs to the Director of Community Association. In addition to this Section, see the applicable section in the Association Rules for additional sign

-- provisions. The following rules shall apply to "For Sale" and "For Rent" signs. If erected in accordance with the following guidelines and the illustration shown on Exhibit B attached hereto, no approval by the Manager is required: The sign color must be Weathered Brown with

Tan Lettering. Please see the Association Office for complete guidelines and placement.

**6.21.1** One approved "For Sale" or "For Rent" sign may be placed in the front yard only of a Lot within the Property. No signs will be permitted in windows or on fences, courtyard fences or any portion of any structure located on the Lot.

**6.21.2** The sign must be mounted on an approved signpost. The signpost shall be a black or weathered brown frame sign holder to mount a sign 18 inches by 24 inches in size. The sign shall be installed so that the top of the sign is no more than 36 inches above ground level.

**6.21.3** The sign must be placed perpendicular to the curb or sidewalk a minimum of 18 inches from the curb or sidewalk. Signs placed on corners are not permitted.

**6.21.4** One double-sided rider, a minimum of 6 inches, a maximum of 8 inches by 24 inches containing the name and telephone number of the broker/agent, which matches the main sign in color and print, may be attached to the lower portion of the signpost. The rider color must be Weathered Brown with Tan Lettering. Please see the Association Office for complete guidelines and placement.

**6.21.5** No advertising riders, balloons, banners, flags or other promotional material may be attached to the approved sign or any structure located on the Lot.

**6.21.6** No flyers, tubes or containers may be attached to the approved sign.

**6.21.7** "For Sale" and "For Rent" signs must be removed from a Lot when the property is taken off the market or within 7 days after the close of escrow or occupancy by a Lessee. "Sold" riders are not permitted.

**6.21.8** Signs that do not comply with the Declaration, these Design Guidelines and the Rules may be removed by Association staff upon 3 days notification and failure by the Owner or Resident to remove the sign or correct such noncompliance. Any such removed signs will be retained at the Association office for period of 10 days and then discarded. The Association also may elect to (i) have the sign removed by a third party, in which event the cost of removal shall be charged to the Owner, (ii) levy a fine as a penalty for the infraction, or (iii) exercise any other remedy available under the Declaration or at law for failure to comply with sign guidelines and rules.

**6.22 Open Houses**



**6.22.1** Owners and their real estate agents may hold open houses any day of the week for the purpose of selling homes provided that they are held between the hours of 10:00 am and 5:00 pm.

**6.22.2** The sign dimensions shall be 18 inches by 24 inches and shall only bear the words "Open House" with a direction arrow. The sign can be double sided. The color must be Weathered Brown with Tan Lettering. A-frame stands are acceptable, as long as the color of such frame is black or weathered-brown.

**6.22.3** Entrance for open house purposes will be through the gate house on Trilogy Blvd. only.

**6.22.4** If there is a registered open house in the community, the gatehouse attendant will place a sign in front of the gatehouse reading "Open House in Progress."

**6.22.5** Not more than one (one) approved "Open House" sign may be placed on the open house lot.

**6.22.6** A reasonable number of approved lead-in signs may be placed inside the community. The location and quantity of such signs must be approved prior to the open house by the Community Association office.

**6.22.7** No lead-in signs may be placed on Common Area outside the gatehouse to the community or on any part of the Common Area surrounding the gated entryways into the community.

**6.22.8** Approved "Open House" directional signs are available for rent from the Association office for a reasonable fee. A deposit may be required.

**6.22.9** All directional signs shall be 18 inches by 24 inches in size and shall read "Open House" with an appropriate arrow and be weathered brown with tan lettering.

# Declaration of ACVRIS

not for commercial purposes. All Permitted Pets shall be confined to an Owner's Lot except that a dog may be permitted to leave the Owner's Lot if such dog is at all times kept on a leash not to exceed six feet (6') in length and is not permitted to enter upon any other Lot. No Permitted Pet shall be allowed to make an unreasonable amount of noise or to become a nuisance. No structure for the care, housing or confinement of any Permitted Pet shall be maintained so as to be Visible From Neighboring Property. Upon the written request of any Owner, Lessee or Resident, the Board shall conclusively determine, in its sole and absolute discretion, whether, for the purposes of this Section, (i) a particular Permitted Pet is a nuisance or making an unreasonable amount of noise, (ii) a particular pet is a Permitted Pet, and (iii) the number of Permitted Pets kept on a Lot is reasonable. The Board shall make a finding of nuisance or unreasonableness if so directed by Vistancia Maintenance Corporation in writing with respect to conditions affecting the use and enjoyment of any Vistancia Community Common Area. Any decision rendered by the Board shall be enforceable in the same manner as other restrictions set forth in this Declaration. The Board, in its sole discretion, shall be entitled to set forth in the Association Rules the number of Permitted Pets that may be kept on a Lot at any time, but any such Association Rule shall be prospective only and shall not require the removal of Permitted Pets that were kept on a Lot by an Owner prior to the adoption of any such Association Rule. Any Owner, Resident or other person who brings or permits a pet to be on the Common Area or any Lot or street shall be responsible for immediately removing any feces deposited by the pet.

**3.13 Wildlife.** Capturing, killing or trapping wildlife is prohibited within the Project unless performed by a government official in the performance of his duties, except in circumstances imposing an imminent threat to the safety of Persons or pets.

**3.14 Machinery and Equipment.** No machinery or equipment of any kind shall be placed, operated or maintained upon or adjacent to any Lot, except (i) such machinery or equipment as is usual and customary in connection with the use, maintenance or construction (during the period of construction) of a building, appurtenant structures, or other Improvements; (ii) such machinery or equipment that Declarant or the Association may require for the development, operation and maintenance of the Property or Additional Property, or that which Vistancia Maintenance Corporation may require for repair, maintenance or performance of its other responsibilities with respect to the Vistancia Community Common Areas; (iii) such machinery that the Vistancia Declarant or Vistancia Maintenance Corporation may require in connection with the exercise of any easement rights reserved or granted in the Vistancia Declaration; (iv) the Facilities and Communication Services (as such terms are defined in the CSER) and such machinery and equipment as may be used in connection therewith. Lawn and garden equipment may be kept on a Lot provided such equipment is stored so as not to be Visible From Neighboring Property.

**3.15 Signs.** No signs whatsoever (Including commercial, political and similar signs) that are Visible From Neighboring Property shall be erected or maintained on any Lot except: (i) signs required by legal proceedings; (ii) signs (Including "For Sale" and "For Lease" signs) the nature, number, location, size, color, design, message content and type of which are consistent with the Association Rules and/or Design Guidelines; (iii) such other signs (Including construction job identification signs) that are in conformance with the requirements of the City of Peoria or other governmental agencies and that have been approved in writing by the Architectural Review Committee or its designee as to size, color, design, message content and





location; (iv) signs permitted to be maintained by Vistancia Maintenance Corporation or the Vistancia Declarant pursuant to the Vistancia Declaration or by the Access Entity or Communication Service Providers pursuant to the CSER; (v) political signs that are required by applicable law to be permitted, subject to approval of the Architectural Review Committee or its designee as to the time and manner of posting such signs and as to the number, location and size thereof to the extent the requirement for such approval is not prohibited by applicable law; and (vi) signs permitted or required to be maintained by the Golf Course Owner pursuant to the Golf Course Restrictions.

**3.16 Restriction on Further Subdivision; Property Restrictions and Rezoning.** No Lot shall be further subdivided or separated into smaller Lots or parcels by any Owner other than the Declarant or an Affiliate of Declarant, and no portion less than all of any such Lot shall be conveyed or transferred by any Owner other than the Declarant or an Affiliate of Declarant, without the prior written approval of the Board (and further subject to approval thereof by the Vistancia Declarant or Vistancia Maintenance Corporation with respect to such action by any Owner, Including the Declarant or an Affiliate of Declarant, as provided herein or in the Vistancia Declaration). No portion of a Lot other than the entire Lot, together with the Improvements thereon, may be rented, and then only to a single Lessee. No further covenants, conditions, restrictions or easements shall be Recorded by any Owner, Lessee, or other Person other than the Declarant or an Affiliate of Declarant against any part of the Property without the provisions thereof having been first approved in writing by the Board, by the Declarant so long as Declarant or an Affiliate of Declarant owns or has a right to purchase any portion of the Property or Additional Property, and by Vistancia Maintenance Corporation, with such approval(s) having been endorsed on such Recorded covenants, conditions, restrictions and easements; and no further covenants, conditions, restrictions or easements shall be Recorded by the Declarant or an Affiliate of Declarant against any part of the Property without the provisions thereof having been first approved in writing by the Vistancia Declarant or the Vistancia Maintenance Corporation, as applicable pursuant to the Vistancia Declaration, with such approval having been endorsed on such Recorded covenants, conditions, restrictions and easements. Any covenants, conditions, restrictions or easements Recorded without such approval(s) being endorsed thereon shall be null and void. No application for rezoning, variances or use permits pertaining to any Lot shall be filed with any governmental authority by any Person other than the Declarant or an Affiliate of Declarant unless the application has been approved by the Board, by the Declarant so long as Declarant or an Affiliate of Declarant owns or has a right to purchase any portion of the Property or Additional Property, and by Vistancia Maintenance Corporation (with respect to any such action by any Person, Including Declarant or an Affiliate of Declarant), and the proposed use otherwise complies with this Declaration.

**3.17 Vehicles and Parking.** Except for vehicle repairs made in emergency situations, no motor vehicle, recreational vehicle, golf cart, mobile home, travel trailer, tent trailer, trailer, camper shell, detached camper, boat, boat trailer or similar equipment, automobile, truck, motorcycle, motorbike or other vehicle shall be constructed, reconstructed or repaired upon a Lot or other property in the Project (Including Vistancia Community Common Area), and no such vehicle in need of repair may be stored or parked on any such Lot or other property so as to be Visible From Neighboring Property. No automobile, truck, mobile home, travel trailer, tent trailer, trailer, camper shell, detached camper, recreational vehicle, golf cart, boat, boat trailer or other similar equipment, automobile, truck, motorcycle, motorbike or other vehicle may be



# Community Assoc Rules

2/5/13

5.5 Open Houses. Owners and their real estate agents may hold open houses any day of the week for the purpose of selling homes provided that they are held between the hours of 8:00 a.m. and 6:00 p.m. Entrance to the Project for open house purposes will be through the gatehouse on Trilogy Boulevard only. An Owner must notify the gatehouse attendant that an open house will be held and the hours applicable to the event and provide directional maps to the gatehouse attendant for distribution to open house attendees. If there is an open house in the Project, the gatehouse attendant will place a sign in front of the gatehouse stating that an open house is in process in the Project. A reasonable number of approved lead-in signs may be placed inside the Project on the Common Area. The location and quantity of such signs must be approved by the Director of Community Association. No lead-in signs may be placed on Common Area outside the gatehouse to the Project or on any part of the Common Areas surrounding other gated entryways into the Project.



5.6 Signs. The number and size of "For Sale," "For Rent," name and address, security system and political campaign signs on Lots shall be governed by Section 3.15 of the Declaration and the applicable provisions of the Design Guidelines. The ARC currently has delegated its approval authority for signs to the Director of Community Association. "For Sale," "For Rent" and "Open House" signs are available for rent from the Association office for a reasonable fee. A deposit may be required.

5.7 Trash Containers. Covered trash containers approved or provided by the City of Peoria, or as otherwise directed by the Association, shall be used for trash collection. Trash containers may be left at the curb for pickup no earlier than 5:00 p.m. on the day before the scheduled pickup is to occur and may remain at the curb until no later than 7:00 p.m. on the day of the scheduled pickup. The container shall be placed in such a manner to allow for pick-up but not impede the sidewalk. Containers may be placed in the street adjacent to the curb.

5.8 Private Streets. The following restrictions shall be in addition to the restrictions set forth in Section 3.17 of the Declaration:

A. The speed limit on the private streets of the Project is 25 miles per hour. Speeds above this limit create hazards and may be dangerous to the Residents. Radar and cameras may be used from time to time to monitor speeds. Violators may be subject to fines.

B. All Owners' vehicles shall be parked in a garage or on a Lot's paved driveway. All other vehicles may be parked in a garage, on a Lot's paved driveway or on the street adjacent to the curb, except that no vehicle may be parked overnight on any street between the hours of twelve o'clock Midnight and five o'clock a.m. No slide out or extensions for any vehicle shall be extended into the traffic area beyond the vehicle itself, except where necessary for access and/or cleaning while the operator is actively working at the vehicle.

C. The sidewalks are for pedestrian use only and shall not be impeded at any time or in any way by a vehicle or other obstruction.

5.9 Patio/Courtyard Use Restrictions. Any patio/courtyard Visible from Neighboring Property shall be used only for recreational purposes and for outdoor patio/courtyard furniture.



**TRILOGY AT VISTANCIA COMMUNITY ASSOCIATION**  
**VIOLATION AND ENFORCEMENT POLICY**

**Applicability**

This Violation and Enforcement Policy does not apply to violations relating to non-payment of Assessments and other amounts owed to the Association, including, but not limited to, late fees, interest, collection costs, suspension of the right to use Common Area and other enforcement action taken by the Association with regards to Assessments and other amounts owed to the Association. This Violation and Enforcement Policy does not affect the validity of or supersede in any way the Assessment Collection Policy, adopted by the Board of Directors of the Association on May 28, 2009 and made effective on June 1, 2009.

**Investigation and Establishment of Violations**

1. The Association has the authority to inspect the Lots for violations of the Project Documents and Vistancia Project Documents.
2. Per Article 9, Section 9.1.3 of the Declaration, the Association may investigate any complaints or allegations of violations and must investigate non-anonymous complaints or allegations of violations of the Project Documents (but the Association is under no obligation to investigate alleged violations of the Vistancia Project Documents).
  - a. Informal and anonymous complaints may be made to the Association's management agent verbally or in writing, and the management agent will then determine whether to investigate the alleged violation.
  - b. Formal and non-anonymous claims must be submitted in writing in a form specified by the Board.
3. Investigation of a complaint or allegations of violation shall be in the manner determined in the sole and absolute discretion of the management agent or Board of Directors. The investigation may include, without obligation: (i) a visual or auditory inspection of the Lot from the subject Lot, neighboring Lots, and/or Common Area, (ii) viewing video of the alleged violation, if any, and/or (iii) verbal and/or written communications from and/or with the complainant, any witness(es) to the alleged violation, the alleged violator and/or the Owner of the Lot (if the Owner is not the alleged violator). If a complaint or allegation of a violation relates to the Lot Maintenance Standard, the management agent may forward the matter to the Architectural Review Committee for investigation and to make a recommendation to the Board of Directors as to whether a violation exists.
4. If the Association, via the management agent or Board of Directors, determines that a violation of the Project Documents or the Vistancia Project Documents exists, the

Association has the right, but not the obligation, to take enforcement action, as provided in the Declaration, Bylaws, this Violation and Enforcement Policy and/or Arizona law.

### **Notification of Violation, Fines, Suspension, and Opportunity to be Heard**

- I. **Notices of Violation.** While the Board intends to follow the procedure below, the Board reserves the right, in its sole and absolute discretion, to vary from this procedure due to the unique circumstances of every situation.
  - a. **Initial Courtesy Notice:** An initial courtesy notice may be sent to the Owner, notifying them of the violation and the provision of the Project Documents that has been violated. If the violation is of a continuing nature, the Owner shall be given 14-30 calendar days from the date of the Courtesy Notice to bring the matter into compliance or advise the Board of a plan to remedy. The Courtesy Notice is a violation notice.
  - b. **Second Violation Notice:** If the Owner does not cure the violation within the time period given by the Courtesy Notice (or alternate time frame proposed by the Owner and accepted by the Board), or if the violation is of a reoccurring nature and the violation reoccurs within six (6) months, or if the violation is of a nature/severity that the Board determines that a Courtesy Notice will not be issued, a Second Violation Notice letter will be sent to the Owner. The letter will include the following:
    - i. A description and location of the violation;
    - ii. The provision(s) of the Project Documents or Vistancia Project Documents that has been violated;
    - iii. If the violation still exists at the time the notice is sent, a request to remedy the violation and a deadline for doing so;
    - iv. If the violation regards the condition of the Owner's property, notification of the process for the Owner to contest the violation;
    - v. If applicable, the Board's intent to levy a fine against the Owner, an opportunity to request a hearing prior to any fine being levied, and the time frame (at least ten (10) days after the violation notice letter is sent) to contact the Association, in writing, to exercise the opportunity to request such a hearing;
    - vi. If applicable, an opportunity to request a hearing/appeal in connection with a current suspension or the Board's intent to suspend the right to use the Common Area by the Owner and/or the Owner's family members, tenants, or guests and the time frame (at least ten (10) days after the violation notice letter is sent) to contact the Association, in writing, to exercise the opportunity to request such a hearing; and
    - vii. If applicable, the Board's intent to exercise self-help to correct the violation on the Lot if the Owner does not take action to correct the violation by the compliance deadline (at least fourteen (14) days after the violation notice letter is sent) and notification that any such costs will be



added to the Owner's Assessment obligation and become a part of the Assessment Lien on the Owner's Lot;

- c. Third and Subsequent Violation Notices: If the Owner does not cure the violation within the time period given in the Second Violation Notice or, if the violation is of a reoccurring nature and the violation reoccurs within six (6) months, a second and subsequent violation notices may be sent to the Owner. The letter may inform the Owner of the amount of fines imposed by the Board against the Owner, the due date for payment of the fines and that, if the violation continues or occurs again within a six (6) month period, the Board may impose additional fines. If not included in a previous violation notice, the second and subsequent violation notices may include the information described in subsections v, vi, and/or vii above.
  - d. Delivery of Notices: A notice of violation shall be deemed to have been served if delivered personally to the Owner named in the notice of violation or sent to the Owner by United States mail. A notice of violation served by mail shall be deemed to have been received by the Owner to whom the notice was addressed on the earlier of the date the notice is actually received or three (3) days after the notice is deposited in the United States mail. A notice of violation given by mail shall be addressed to the Owner at the address of the Owner as shown on the records of the Association. If a Lot is owned by more than one person or entity, a notice of violation to one of the joint Owners shall constitute notice to all of the joint Owners.
2. Fines. The Board may impose fines against an Owner for any infraction of the Project Documents or the Vistancia Project Documents by the Owner or the Owner's family, tenants, or guests.
- a. Before fines are imposed, an Owner will be given notice and an opportunity to be heard. If the Owner does not contact the Association to request a hearing in the time frame prescribed by the notice to the Owner, the Owner will have waived their right to be heard. If the Owner does not respond to the Association's reasonable attempts to schedule a hearing, the Owner will have waived their right to be heard. If, after a hearing is scheduled, the Owner does not attend the hearing or provide 48 hours notice of inability to attend the hearing, the Owner will have waived their right to be heard. If the Owner waives the right to be heard, the Association will make a decision on a fine based on the information before it.
  - b. The Owner will be given written notification of the amount of fines imposed against them and the due dates for payment of such fines.
  - c. The amount of the fines imposed by the Board shall be determined based on the nature and severity of the offense and the number and history of violations by the

Owner. The amount of the fine established by the Board of Directors shall typically range from \$10.00 to a maximum of \$500.00 per calendar day.

- d. Once it has been determined that the Owner's violation is a continuing violation, the Board may impose reasonable continuing monetary fines (such as daily, weekly, or monthly fines) while the violation continues, and such continuing fines shall accrue until the owner notifies the Board that the violation has ceased and the Board has confirmed that, this, in fact, is the case. If any violation recurs within six (6) months from a past violation, it will be considered a continuation of the original violation.
3. Suspensions. The Association has the right to suspend the right to use the Common Area by any Owner or an Owner's family members, tenants, or guests, in addition to or in lieu of fines, for any infraction of the Project Documents or the Vistancia Project Documents by the Owner or the Owner's family, tenants, or guests.
- a. Except for suspensions occasioned by delinquency in the payment of Assessments or other amounts due to the Association, an Owner shall have the opportunity for a hearing/appeal in connection with a suspension of their right to use the Common Area.
  - b. If the Owner does not contact the Association to request a hearing in the time frame prescribed by the notice to the Owner, the Owner will have waived their right to be heard. If the Owner does not respond to the Association's reasonable attempts to schedule a hearing, the Owner will have waived their right to be heard. If, after a hearing is scheduled, the Owner does not attend the hearing or provide 48 hours notice of inability to attend the hearing, the Owner will have waived their right to be heard. If the Owner waives the right to be heard, the Association will make a decision on a suspension based on the information before it.
  - c. Depending on the nature and severity of the alleged violation, as determined by the Board, management agent or employee, suspension may be imposed immediately after the alleged violation or at another time before a hearing/appeal is held.
  - d. The duration of the suspension imposed by the Board shall be determined based on the nature and severity of the offense and the number and history of violations by the Owner. The duration of the suspension established by the Board of Directors will typically range from one day to twelve months, but suspension may be for longer periods and reinstatement of privileges may be conditioned upon the offender issuing a letter of apology (satisfactory to the Board) to the affected person(s). Although the Board reserves the right to vary from this general range when the situation warrants, the following is a break-down of the suspensions generally imposed for Code of Conduct violations:



- i. For lower level infractions (i.e., yelling at or rudeness towards a Member, resident, guest, employee or vendor without using foul language):
      - First time violators could receive a warning or suspension of up to thirty (30) days.
      - Second time violators could receive a suspension ranging from fifteen (15) to forty-five (45) days.
      - Third time violators could receive a suspension of a minimum sixty (60) days and, in extreme situations, permanent suspension.
    - ii. For more serious infractions (i.e., foul abusive language, racial slurs, sexual harassment, property damage, threatening language or behavior, or physical violence), the violator's rights will be immediately suspended, pending final resolution by the Board. The suspension imposed by the Board would range from a minimum of sixty (60) days up to permanent suspension, depending on the nature and severity of the violation and the violator's past history of violations.
  - e. The suspension does not have to be for a consecutive time period and does not have to begin as soon it is imposed by the Board. A suspension may be spread across several months and/or may begin at a later date (for example, in the situation where the person whose rights are being suspended is a seasonal resident).
  - f. An Owner or resident whose right to use the Kiva Club has been suspended will retain the right to access the mail room in the Kiva Club.
4. Tendering to Legal Counsel. At any time in this process, the Board of Directors may turn a violation matter over to the Association's legal counsel for enforcement. The Association shall have all rights and remedies available under the Project Documents and Arizona law in enforcing compliance, including, but not limited to the right to pursue a personal judgment against the owner for the collection of fines and the right to bring an action for injunctive relief. The Association's attorneys' fees shall, upon demand, be paid by the Owner and shall be secured by the Assessment Lien on the Owner's Lot.

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### Hearing/Appeal Process

1. Scheduling and Preparing for the Hearing/Appeal.
  - a. If the Owner submits a written request for a hearing/appeal within the time frame specified by the violation notice, the Association's management agent will work with the Owner, within reason, to schedule a hearing date and time reasonably convenient to both the Owner and the Association.
  - b. The Owner will be notified of the opportunity to submit a written statement to the Board or hearing panel regarding the alleged violation.

- c. The Owner may request a copy of written statements regarding the alleged violation submitted to the Association by the complainant(s) and/or witness(es).
- d. The Owner may be represented by an attorney and shall notify the management agent if such attorney will be present at the hearing. If the Association chooses to have an attorney present the Owner will be notified.
- e. The appeal shall be heard in a closed/executive session unless the Owner specifically requests, in writing, for the appeal to be heard in an open forum.
- f. The hearing may be held in front of a hearing officer of committee appointed by the Board.

2. Procedure and Conduct of Hearing/Appeal.

- a. If the hearing/appeal is held in an open forum, observers will be permitted to attend the hearing/appeal under the following conditions:
  - i. Only so many observers as can safely fit within the hearing room (as determined by the management agent) will be permitted into the hearing room;
  - ii. Observers must be silent throughout the proceedings; and
  - iii. If one or more observers are disrupting the proceedings, the management agent, Board President, hearing officer, or committee chairperson appointed by the Board, in their sole and absolute discretion, may require one, some, or all of the observers to leave the room.
  - iv. If proceedings remain disrupted or out of order, the management agent, Board President, hearing officer, or committee chairperson may adjourn the hearing and the matter will be forwarded to the Board for consideration/decision.
- b. The management agent, Board President, hearing officer, or committee chairperson appointed by the Board will introduce all parties.
- c. The management agent, Board President, hearing officer, or committee chairperson appointed by the Board may, but is not obligated, read the written statements provided to the Association by the complainant(s) and/or witness(es).
- d. The Owner who is appealing will be asked to state their case and present any applicable documentation and/or statements from persons who witnessed the alleged violation.
- e. Except under extenuating circumstances, as determined by the management agent, Board President, hearing officer, or committee chairperson, no other person will be permitted to speak on behalf of the Owner except for the Owner's attorney.



- f. The appeal must focus on the conduct relating to the violation(s) being appealed. Thus, information and testimony regarding the violator's character is not relevant and "character witnesses" will not be permitted.
  - g. Each Board Member, hearing officer, or committee member will have the opportunity to ask the Owner specific questions regarding the violation and statements made by the Owner.
  - h. Upon completion of the question and answer period, the management agent, Board President, hearing officer or committee chairperson will state that the appeal has been heard and the matter will be discussed in closed session.
3. Outcome of Hearing/Appeal.
- a. After the hearing/appeal, the hearing panel will have the opportunity to contact the complainant(s), witness(es) and/or the violator to ask follow-up and clarification questions.
  - b. If the hearing is held before a hearing officer or a committee appointed by the Board, within ten (10) business days after the conclusion of the hearing, the hearing officer or committee shall make a written recommendation to the Board.
  - c. Written notice of the Board's decision will be delivered to the Owner within ten (10) business days after the conclusion of the hearing/appeal (if the hearing/appeal is held before the Board) or within ten (10) business days after the Board receives the recommendation from the hearing officer or committee (if the hearing/appeal is held before a hearing officer or committee), whichever is applicable.
  - d. All decisions of the Board of Directors are final and may not be further appealed.

**Waiver or Variation From Violation and Enforcement Policy.**

The Board of Directors shall retain the right and authority to vary from this Violation and Enforcement Policy when, in its sole judgment, the violation is considered of a type that requires immediate correction for safety and/or health reasons or to comply with state or municipal codes and ordinances. The Board shall authorize the variance from the policy by way of resolution to be kept with the Owner's file. In the case of an emergency, the variance from this Policy may be approved by the President, another Director, or the management agent, as authorized by the Board of Directors.

CERTIFICATION

The Board of Directors approved this Violation and Enforcement Policy on  
5 February, 2013.

DATED this 14<sup>th</sup> day of February, 2013.

TRILOGY AT VISTANCIA COMMUNITY ASSOCIATION

By: Matt Partin

Its: Vice President



Listing Agent	Company	Sign or Rider	Type	# of	Total
Katz - The WORTH Group	ReMax	Sign	Trilogy	5	0
Katz - The WORTH Group	ReMax	Sign	RM	6	6
Katz - The WORTH Group	ReMax	Sign	RMC (Collection)	5	5
Moore	ReMax	Sign	Trilogy	0	0
Moore	ReMax	Sign	RM	4	4
Otlewski	ReMax	Sign	RM	2	2
Tranchita, Vince	HomeSmart	Sign	HS	1	1
Alawi	Real Pro AZ	Sign	RPA - Huge Purp	1	1
Bateman	West USA	Sign & Rider	W USA No Rider	1	1
Clark	ReMax	Sign	RM	1	1
Friedman, David	Russ Lyon Sotheby's	Sign	Russ Lyon	1	1
Gowlovech	HomeSmart	Sign	HS	1	1
Patel	ReMax	Sign	RM	2	2
Martinez	ReMax	Sign	RM	1	1
Miller	Hot Properties	Sign	HP	1	1
Morris, Holly	West USA	Sign	W USA	1	1
Plunket (Realtor)	Congress Realty	Sign	FSBO Sign	1	1
Ramsey, Susan	Keller Williams	Sign	Green Like Corte Bella	1	1
St Germain	HomeSmart	Sign	HS	1	1
Winfield	Flat List RE	Sign	FSBO Sign	1	1
					<b>26</b>
<b>Non-Trilogy Agents</b>					
Thorstad	ReMax	Rider	Trilogy Sign w/White Ride	1	1
Astraus	HomeSmart	Rider	None	1	1
Littlefield	HomeSmart	Rider	Homemade	1	1
					<b>3</b>
<b>Non-Trilogy Agents</b>					
Belusic	US Preferred Realty	Sign	None	1	1
Castro Miller	HomeSmart	Sign	None	1	1
Darling	Keller Williams	Sign	None	1	1
Gonzales	Russ Lyon Sotheby's	Sign	None	1	1
Markov	HomeSmart	Sign	None	1	1
Moore	ReMax	Sign	None	1	1
Overgaard	Long Realty	Sign	None	1	1
Parkinson	HomeSmart	Sign	None	1	1
Willoughby	HomeSmart	Sign	None	1	1
					<b>9</b>

142 Listings & 26 of them are using their company sign.

So 18% of the total listings, are not using the preferred Trilogy signs.

9 of the listings are not using a sign at all, I am guessing that is unusual, and I am guessing that is because the listing agent is refusing to spend the money to buy Trilogy Signs.

I am guessing that is because many of the Homeowners in Trilogy do not know about the sign laws.

The HOA which is 100% Builder run, sends out letter's and e-mails to the homeowners making them think that it is the homeowners or the Realtors who are doing wrong and breaking their contract with the HOA and the other Homeowners.

3 Realtors are using the preferred sign, but do not have a rider. I am assuming that they are using the

The WORTH Group Listings are under Benjamin Katz and highlighted in yellow below.

Non - Trilogy Signs 2/5/2014  
122 Listing in Trilogy

Listing Agent	Company	Sign or Rider	Type	# of	Total
Katz	ReMax	Sign	Trilogy	8	
Katz	ReMax	Sign	RM	9	
Katz	ReMax	Sign	RMC (Collection)	6	15
Moore	ReMax	Sign	Trilogy	1	
Moore	ReMax	Sign	RM	3	3
Patel	ReMax	Sign	RM	2	2
Martinez	ReMax	Sign	RM	1	1
Sims	ReMax	Sign	RM	1	1
Gowlovech	HomeSmart	Sign	HS	1	1
St Germain	HomeSmart	Sign	HS	1	1
Alawi	Real Pro AZ	Sign - Huge Purp	RPA	1	1
Miller	Hot Properties	Sign	HP	1	1
					<b>26</b>
Thorstad	Long Realty	Rider	LR	1	
Astraus	HomeSmart	Rider	None	1	
Littlefield	HomeSmart	Rider	Homemade	1	
<b>Non-Trilogy Agents</b>					
Markov	HomeSmart	No Sign			
Mora	ReMax Excal	No Sign			
Gonzales	Russ Lyon	No Sign			













# \*\*Realtor is a Trilogy Homeowner

4-5-2014 Trilogy Resale Signs, Active, UCB, Pending 142 homes

142 Properties

	Price / Status / MLS #	Listing Member	Model	Approx SQFT	Agent Days on Market	Cumulative DOM	Assessor Number
1	 <b>\$169,000</b> 12399 W ROBERTA LN Peoria, AZ 85383 UCB (Under Contract-Backups) / 5011120	Zack Alawi, Your REAL PRO Zack 480-600-9168 zack@realprosaz.com http://www.myrealpro.com Real Pros Arizona, LLC (rpal001)	RIVAS 	1,403	181	181	503-89-221
			Purple Company Sign oversized				
2	 <b>\$379,000</b> 27114 N 130TH GLN Peoria, AZ 85383 Active / 5043302	Chellene Astraus 602-540-8018 oe_e_a@yahoo.com HomeSmart (crl15)	CIVITAS	2,153	111	111	510-03-445
			Trilogy Sign				
3	 <b>\$349,900</b> 27792 N 129TH LN Peoria, AZ 85383 Active / 5091214	Timothy Bateman 480-318-9226 talktotimnow@gmail.com West USA Realty (wusa02)	Civitas 	2,153	10	10	510-03-361
			West USA Sign, No Rider				
4	 <b>\$629,900</b> 12858 W ALYSSA LN Peoria, AZ 85383 Active / 5073339	Pete Bell PLLC, GRI, CDPE, CSSN 602-679-5225 petesellsaz@gmail.com http://www.petesellsaz.net DPR Realty LLC (dvpt02)	Spiritus	2,853	44	44	510-03-031
			Trilogy Sign **Trilogy Homeowner				
5	 <b>\$279,000</b> 27365 N 128TH LN Peoria, AZ 85383 Active / 5093777	Denis Belusic 480-229-1517 denis.belusic@yahoo.com http://www.azphoenixhome.com US Preferred Realty (uspr07)	MONTIS 	1,682	5	5	510-03-208
			No Sign				
6	 <b>\$309,000</b> 12886 W MAYBERRY TRL Peoria, AZ 85383 UCB (Under Contract-Backups) / 5059171	Susan Bertram 602-672-1911 bertram.sue@gmail.com Realty Executives (reax33)	Monaco	1,656	73	72	510-06-790
			Trilogy Sign				
7	 <b>\$246,000</b> 12544 W MAYA WAY Peoria, AZ 85383 Active / 5036798	Sue Bieber 623-810-9796 sue@suebieber.com http://www.suebieber.com HomeSmart (crl04)	Flora	1,635	128	338	510-02-414
			Trilogy Sign **Trilogy Homeowner				
8	 <b>\$389,900</b> 12397 W BAJADA RD Peoria, AZ 85383 UCB (Under Contract-Backups) / 5089091	Darlene Castro-Miller 623-203-0550 DarleneMiller@Darlenesellsarizona.com http://DarleneSellsArizona.com HomeSmart (crl04)	Serenitas w/CASITA 	2,346	18	14	510-02-149
			No Sign				
9	 <b>\$374,900</b> 12455 W ROSEWOOD LN Peoria, AZ 85383 Active / 5079706	Cindy Clark 602-363-8633 cindy@cindyclark.com http://www.cindyclark.com RE/MAX Professionals (rmxi02)	Libertas 	2,102	32	32	510-02-094
			RE/MAX Sign				
10	 <b>\$619,000</b> 12588 W MAYA WAY Peoria, AZ 85383 Active / 5091077	Joseph A. Conway 480-688-2388 joe@a-zrealestateprofessionals.com http://www.myrealestatestore.com A-Z Real Estate Professionals (conw01)	Spiritus	2,853	10	10	510-02-420
			Trilogy Sign				
11	 <b>\$499,000</b> 12692 W ROSEWOOD LN Peoria, AZ 85383 Active / 5042184	JP Cook, Associate Broker, ABR, CDPE, CRS, GRI 602-320-4253 jpcook@jpcookazhomes.com http://www.jpcookazhomes.com RE/MAX Professionals (rmxi02)	Aurora	2,610	114	114	510-02-918
			Trilogy Sign				
12	 <b>\$524,900</b> 12928 W BENT TREE DR	Kelly Darling, The Darling Group 480-290-2906 kelly@darlinggroupaz.com	Libertas 	2,113	121	121	510-03-194
			No Sign				



- 13  **\$339,000**  
12663 W MAYA WAY  
Peoria, AZ 85383  
Active / 5076374  
http://www.darlinggroupaz.com  
Keller Williams Realty Sonoran Living (kws102)  
Michael Dean  
623-518-6035  
mike@kingdomrea.com  
http://www.azhomebuyersagent.com  
Kingdom Real Estate (kdom01)
- 14  **\$284,900**  
13062 W CLIFFROSE RD  
Peoria, AZ 85383  
Active / 5070801  
Michael Dean  
623-518-6035  
mike@kingdomrea.com  
http://www.azhomebuyersagent.com  
Kingdom Real Estate (kdom01)
- 15  **\$359,900**  
12914 W BENT TREE DR  
Peoria, AZ 85383  
Active / 5087231  
Michael Dean  
623-518-6035  
mike@kingdomrea.com  
http://www.azhomebuyersagent.com  
Kingdom Real Estate (kdom01)
- 16  **\$354,900**  
13052 W MINE TRL  
Peoria, AZ 85383  
Active / 5061189  
Michael Dean  
623-518-6035  
mike@kingdomrea.com  
http://www.azhomebuyersagent.com  
Kingdom Real Estate (kdom01)
- 17  **\$309,000**  
12588 W ROSEWOOD LN  
Peoria, AZ 85383  
Active / 5078399  
Michael Dean  
623-518-6035  
mike@kingdomrea.com  
http://www.azhomebuyersagent.com  
Kingdom Real Estate (kdom01)
- 18  **\$339,900**  
12724 W MINE TRL  
Peoria, AZ 85383  
Active / 5075376  
Michael Dean  
623-518-6035  
mike@kingdomrea.com  
http://www.azhomebuyersagent.com  
Kingdom Real Estate (kdom01)
- 19  **\$419,000**  
13064 W MINE TRL  
Peoria, AZ 85383  
Active / 5068390  
Michael Dean  
623-518-6035  
mike@kingdomrea.com  
http://www.azhomebuyersagent.com  
Kingdom Real Estate (kdom01)
- 20  **\$798,000**  
27250 N 127TH DR  
Peoria, AZ 85383  
Active / 4992365  
Linda DePaolo PLLC  
623-760-5061  
azrealityassociates@fastmail.net  
http://www.azrealityassociates.com  
Arizona Realty Associates LLC. (aral01)
- 21  **\$428,500**  
13071 W MINE TRL  
Peoria, AZ 85383  
Active / 5035426  
Marilynn Dillard  
602-501-7670  
marilynnrdillard@cox.net  
Weller Realty & Management (wrmt01)
- 22  **\$829,000**  
27163 N 128TH DR  
Peoria, AZ 85383  
Active / 4969371  
Kim A. Eger  
480-313-9020  
kaeger@cox.net  
Eger & Associates, Inc. (kaer01)
- 23  **\$294,000**  
12984 W PLUM RD  
Peoria, AZ 85383  
Active / 5002188  
David Friedman, Associate Broker, GRI,  
Branch Manager  
623-261-1322  
david.friedman@sothebysrealty.com  
http://www.SothebysRealty.com  
Russ Lyon Sotheby's International Realty  
(lyon11)
- 24  **\$234,000**  
12407 W Maya WAY  
Peoria, AZ 85383  
UCB (Under Contract-Backups) /  
4997445  
Ted Friedman, DESIGNATED BROKER,  
SRES, ABR,  
623-476-2491  
ted@BirdieGolfHomes.com  
http://www.birdiegolfhomes.com  
Friedman Realty Associates (tipv01)
- 25  **\$264,900**  
12398 W Bajada RD  
Peoria, AZ 85383  
Active / 4944158  
Ted Friedman, DESIGNATED BROKER,  
SRES, ABR,  
623-476-2491  
ted@BirdieGolfHomes.com  
http://www.birdiegolfhomes.com

- Serenitas 2,111 38 217 510-02-298  
Trilogy Sign Reversed Color on Riders  
\*\*Trilogy Homeowner
- Flora 1,635 50 50 510-03-828  
Trilogy Sign Reversed Color on Riders  
\*\*Trilogy Homeowner
- Serenitas 2,111 18 18 510-03-188  
Trilogy Sign Reversed Color on Riders  
\*\*Trilogy Homeowner
- Civitas 2,153 68 68 510-03-503  
Trilogy Sign Reversed Color on Riders  
\*\*Trilogy Homeowner
- 1,682 36 34 510-02-907  
Trilogy Sign Reversed Color on Riders  
\*\*Trilogy Homeowner
- Civitas 2,193 41 224 510-02-829  
Trilogy Sign Reversed Color on Riders  
\*\*Trilogy Homeowner
- Civitas 2,193 54 54 510-03-506  
Trilogy Sign Reversed Color on Riders  
\*\*Trilogy Homeowner
- Spiritus w casita 3,132 217 216 510-02-930  
Trilogy Sign
- SERENITAS 2,111 132 132 510-03-572  
Trilogy Sign
- Spiritus w/Casita 3,036 264 263 510-03-038  
Trilogy Sign \*\*Trilogy Homeowner
- LIBERTAS 1,874 189 189 510-03-323  
Russ Lyons Sotheby's Sign
- Montis 1,656 208 206 510-02-177  
Trilogy Sign  
\*\*Trilogy Homeowner
- Libertas 1,874 314 312 510-02-138  
Trilogy Sign  
\*\*Trilogy Homeowner



26		<p><b>\$324,000</b> 12831 W Oberlin WAY Peoria, AZ 85383 Active / 5017851</p>	<p>Friedman Realty Associates (tivp01) Ted Friedman, DESIGNATED BROKER, SRES, ABR, 623-476-2491 ted@BirdieGolfHomes.com http://www.birdiegolfhomes.com Friedman Realty Associates (tivp01)</p>	<p>Civitas 2,191 173 168 510-03-080</p> <p>Trilogy Sign</p> <p>**Trilogy Homeowner</p>
27		<p><b>\$349,900</b> 27413 N Cardinal LN Peoria, AZ 85383 Active / 5063631</p>	<p>Ted Friedman, DESIGNATED BROKER, SRES, ABR, 623-476-2491 ted@BirdieGolfHomes.com http://www.birdiegolfhomes.com Friedman Realty Associates (tivp01)</p>	<p>Accredo+Bonus Room 2,454 65 64 510-02-795</p> <p>Trilogy Sign</p> <p>**Trilogy Homeowner</p>
28		<p><b>\$274,900</b> 29980 N 129TH GLN Peoria, AZ 85383 Active / 5045191</p>	<p>Ted Friedman, DESIGNATED BROKER, SRES, ABR, 623-476-2491 ted@BirdieGolfHomes.com http://www.birdiegolfhomes.com Friedman Realty Associates (tivp01)</p>	<p>Rivas 1,361 107 106 510-06-426</p> <p>Trilogy Sign</p> <p>**Trilogy Homeowner</p>
29		<p><b>\$750,000</b> 28817 N 126th LN Peoria, AZ 85383 Active / 5093179</p>	<p>Ted Friedman, DESIGNATED BROKER, SRES, ABR, 623-476-2491 ted@BirdieGolfHomes.com http://www.birdiegolfhomes.com Friedman Realty Associates (tivp01)</p>	<p>Stellare 3,096 8 6 503-99-896</p> <p>Trilogy Sign</p> <p>**Trilogy Homeowner</p>
30		<p><b>\$292,500</b> 27670 N Helios TRL Peoria, AZ 85383 Pending / 5034145</p>	<p>Ted Friedman, DESIGNATED BROKER, SRES, ABR, 623-476-2491 ted@BirdieGolfHomes.com http://www.birdiegolfhomes.com Friedman Realty Associates (tivp01)</p>	<p>Montis 1,656 132 129 510-03-127</p> <p>Trilogy Sign</p> <p>**Trilogy Homeowner</p>
31		<p><b>\$258,000</b> 12760 W Jasmine TRL Peoria, AZ 85383 Active / 5091487</p>	<p>Ted Friedman, DESIGNATED BROKER, SRES, ABR, 623-476-2491 ted@BirdieGolfHomes.com http://www.birdiegolfhomes.com Friedman Realty Associates (tivp01)</p>	<p>Rivas 1,380 12 10 510-02-316</p> <p>Trilogy Sign</p> <p>**Trilogy Homeowner</p>
32		<p><b>\$374,500</b> 12401 W Pinnacle Vista DR Peoria, AZ 85383 Active / 5030716</p>	<p>Matt George, REALTOR, Long Realty Executive Club 2011, 2012, &amp; 2013 623-910-8607 mgeorge@longrealty.com http://www.callmattgeorge.com Long Realty West Valley (lrwv01)</p>	<p>Accredo 2,454 145 143 510-02-046</p> <p>Trilogy Sign</p> <p>**Trilogy Homeowner</p>
33		<p><b>\$499,900</b> 27600 N 130TH AVE Peoria, AZ 85383 UCB (Under Contract-Backups) / 5078199</p>	<p>Nancy Golden 623-512-2944 nancygolden@cox.net http://ArizonaDesertStars.com HomeSmart (crl04)</p>	<p>Aurora w/Bonus Room 2,610 34 34 510-03-287</p> <p>Trilogy Sign</p> <p>**Trilogy Homeowner</p>
34		<p><b>\$359,000</b> 12740 W JASMINE TRL Peoria, AZ 85383 UCB (Under Contract-Backups) / 4984950</p>	<p>Nancy Golden 623-512-2944 nancygolden@cox.net http://ArizonaDesertStars.com HomeSmart (crl04)</p>	<p>Serenitas 2,111 234 232 510-02-314</p> <p>No Sign Requested by Seller</p> <p>**Trilogy Homeowner</p>
35		<p><b>\$419,000</b> 12461 W FETLOCK TRL Peoria, AZ 85383 Active / 4850784</p>	<p>Nancy Golden 623-512-2944 nancygolden@cox.net http://ArizonaDesertStars.com HomeSmart (crl04)</p>	<p>Spiritus 2,749 510 506 510-02-069</p> <p>No Sign</p> <p>**Trilogy Homeowner</p>
36		<p><b>\$375,000</b> 13019 W REDBIRD RD Peoria, AZ 85383 UCB (Under Contract-Backups) / 5071650</p>	<p>Nancy Golden 623-512-2944 nancygolden@cox.net http://ArizonaDesertStars.com HomeSmart (crl04)</p>	<p>Civitas 2,193 47 47 510-03-461</p> <p>Trilogy Sign</p> <p>**Trilogy Homeowner</p>

37		<p><b>\$415,000</b> 12711 W DALE LN Peoria, AZ 85383 Active / 5091763</p>	<p>Nancy Golden 623-512-2944 nancygolden@cox.net http://ArizonaDesertStars.com HomeSmart (cri104)</p>	<p>Accredo/Bonus Rm 2,454 9 9 503-99-903</p>	<p>Trilogy Sign **Trilogy Homeowner</p>
38		<p><b>\$420,000</b> 12684 W PEAK VIEW RD Peoria, AZ 85383 Active / 5042111</p>	<p>Patti Gonzales, Russ Lyon Sothebys International Realty 602-291-3429 patti.gonzales@russlyon.com http://www.pattigonzales.com Russ Lyon Sotheby's International Realty (lyon17)</p>	<p>serenitas+casita 2,336 116 114 503-99-886</p>	<p>X No Sign</p>
39		<p><b>\$236,900</b> 12770 W JASMINE TRL Peoria, AZ 85383 Active / 5053818</p>	<p>Mark Gowlovech 602-413-3930 mark.gowlovechcias@gmail.com http://www.markknowsphoenixrealestate.com HomeSmart (cri104)</p>	<p>1,635 82 82 510-02-317</p>	<p>X HomeSmart Sign</p>
40		<p><b>\$458,900</b> 12970 W KOKOPELLI DR Peoria, AZ 85383 Pending / 5069687</p>	<p>Chad Grabham 602-809-1268 chad@grabhamandassociates.com http://www.grabhamandassociates.com Grabham &amp; Associates (grab01)</p>	<p>Civitas 2,194 42 42 510-03-256</p>	<p>Trilogy Sign, but 2 white posts</p>
41		<p><b>\$384,900</b> 12902 W BENT TREE DR Peoria, AZ 85383 Active / 5030785</p>	<p>Brenda Hall 480-861-6968 BrendaHallAZ@gmail.com http://PinnaclePeakLiving.com Realty Executives (reax40)</p>	<p>Serenitas w/casita 2,336 125 125 510-03-183</p>	<p>Trilogy Sign</p>
42		<p><b>\$389,500</b> 13039 W Mayberry TRL Peoria, AZ 85383 Active / 5017148</p>	<p>Andrew Johnson 623-337-2965 andrewsellsazhomes@gmail.com Realty Arizona Elite Group, LLC (raeg01)</p>	<p>Accredo 2,336 172 394 510-06-527</p>	<p>Trilogy Sign</p>
43		<p><b>\$550,000</b> 12903 W White Feather LN Peoria, AZ 85383 Active / 4982841</p>	<p>Andrew Johnson 623-337-2965 andrewsellsazhomes@gmail.com Realty Arizona Elite Group, LLC (raeg01)</p>	<p>VERDE VISTA 3,746 237 236 503-96-891</p>	<p>No Sign - Guest House for Prospective Buyers for New Home Sales</p>
44		<p><b>\$279,000</b> 12829 W JASMINE TRL Peoria, AZ 85383 Active / 5052590</p>	<p>Andrew Johnson 623-337-2965 andrewsellsazhomes@gmail.com Realty Arizona Elite Group, LLC (raeg01)</p>	<p>Flora 1,635 85 270 510-02-324</p>	<p>Trilogy Sign</p>
45		<p><b>\$430,000</b> 13039 W MINE TRL Peoria, AZ 85383 Active / 5071117</p>	<p>Andrew Johnson 623-337-2965 andrewsellsazhomes@gmail.com Realty Arizona Elite Group, LLC (raeg01)</p>	<p>Spiritus with Casita 3,037 49 48 510-03-579</p>	<p>Trilogy Sign</p>
46		<p><b>\$442,500</b> 26748 N 128TH DR Peoria, AZ 85383 Active / 4994441</p>	<p>Andrew Johnson 623-337-2965 andrewsellsazhomes@gmail.com Realty Arizona Elite Group, LLC (raeg01)</p>	<p>Serenitas w/Casita 2,346 212 212 510-02-353</p>	<p>Trilogy Sign</p>
47		<p><b>\$625,000</b> 28217 N 128TH DR Peoria, AZ 85383 Active / 5044296</p>	<p>Andrew Johnson 623-337-2965 andrewsellsazhomes@gmail.com Realty Arizona Elite Group, LLC (raeg01)</p>	<p>Aurora 2,610 109 108 510-03-936</p>	<p>Trilogy Sign</p>
48		<p><b>\$398,543</b> 29055 N 129TH LN Peoria, AZ 85383 Active / 5073798</p>	<p>Andrew Johnson 623-337-2965 andrewsellsazhomes@gmail.com Realty Arizona Elite Group, LLC (raeg01)</p>	<p>Suscito 2,115 51 44 510-03-953</p>	<p>Trilogy Sign</p>
49		<p><b>\$605,000</b> 29507 N 129TH LN Peoria, AZ 85383 Pending / 5081694</p>	<p>Andrew Johnson 623-337-2965 andrewsellsazhomes@gmail.com Realty Arizona Elite Group, LLC (raeg01)</p>	<p>Cartagena 2,753 8 0 510-07-214</p>	<p>Trilogy Sign</p>
50		<p><b>\$475,000</b> 28898 N 127TH AVE Peoria, AZ 85383 Pending / 5072621</p>	<p>Andrew Johnson 623-337-2965 andrewsellsazhomes@gmail.com Realty Arizona Elite Group, LLC (raeg01)</p>	<p>Libertas w/ Casita 2,102 25 25 503-99-867</p>	<p>Trilogy Sign</p>



51		<b>\$499,500</b> 12725 W DALE LN Peoria, AZ 85383 Active / 5052213	Andrew Johnson 623-337-2965 andrewsellsazhomes@gmail.com Realty Arizona Elite Group, LLC (raeg01)	Trilogy Sign	2,129	86	86 503-99-924
52		<b>\$399,900</b> 29374 N 129TH AVE Peoria, AZ 85383 Active / 5070551	Andrew Johnson 623-337-2965 andrewsellsazhomes@gmail.com Realty Arizona Elite Group, LLC (raeg01)	Genova Trilogy Sign	2,180	50	50 510-06-872
53		<b>\$275,000</b> 28393 N 128th DR Peoria, AZ 85383 Pending / 5028185	Andrew Johnson 623-337-2965 andrewsellsazhomes@gmail.com Realty Arizona Elite Group, LLC (raeg01)	Solis Trilogy Sign	1,813	135	135 510-04-694
54		<b>\$450,000</b> 29633 N 128TH LN Peoria, AZ 85383 Status Change Cancelled / 5079305	Andrew Johnson 623-337-2965 andrewsellsazhomes@gmail.com Realty Arizona Elite Group, LLC (raeg01)	Tarragona No Sign	2,545	32	32 510-06-846
55		<b>\$300,000</b> 12708 W Fetlock TRL Peoria, AZ 85383 Active / 5076303	B.J. Katz, The WORTH Group 480-272-5158 BJKatz@TheWORTHGroup.com http://www.LuxuryintheValley.com RE/MAX Professionals (rmxi02)	Montis X RE/MAX Sign **The WORTH GroupTrilogy Homeowner	1,682	38	182 510-02-888
56		<b>\$618,500</b> 27132 N 128th DR Peoria, AZ 85383 Active / 4994979	B.J. Katz, The WORTH Group 480-272-5158 BJKatz@TheWORTHGroup.com http://www.LuxuryintheValley.com RE/MAX Professionals (rmxi02)	Stellare **The WORTH GroupTrilogy Homeowner	3,096	212	212 510-03-005
57		<b>\$719,000</b> 12926 W Red Fox RD Peoria, AZ 85383 Active / 5064340	B.J. Katz, The WORTH Group 480-272-5158 BJKatz@TheWORTHGroup.com http://www.LuxuryintheValley.com RE/MAX Professionals (rmxi02)	Trilogy Sign C Spiritus w/ Casita RE/MAX Collection Sign **The WORTH GroupTrilogy Homeowner	3,088	62	62 503-89-056
58		<b>\$300,000</b> 28904 N 127TH LN Peoria, AZ 85383 Active / 5022218	B.J. Katz, The WORTH Group 480-272-5158 BJKatz@TheWORTHGroup.com http://www.LuxuryintheValley.com RE/MAX Professionals (rmxi02)	Solis Trilogy Sign **The WORTH GroupTrilogy Homeowner	1,813	159	159 503-99-840
59		<b>\$539,900</b> 27679 N 125th DR Peoria, AZ 85383 Active / 5048053	B.J. Katz, The WORTH Group 480-272-5158 BJKatz@TheWORTHGroup.com http://www.LuxuryintheValley.com RE/MAX Professionals (rmxi02)	Aurora RE/MAX Collection Sign **The WORTH GroupTrilogy Homeowner	2,610	93	93 510-02-824
60		<b>\$359,990</b> 12963 W LONE TREE TRL Peoria, AZ 85383 Active / 5020387	B.J. Katz, The WORTH Group 480-272-5158 BJKatz@TheWORTHGroup.com http://www.LuxuryintheValley.com RE/MAX Professionals (rmxi02)	Civitas Trilogy Sign **The WORTH GroupTrilogy Homeowner	2,193	163	222 510-06-400
61		<b>\$350,000</b> 12835 W Black Hill RD Peoria, AZ 85383 Active / 5005460	B.J. Katz, The WORTH Group 480-272-5158 BJKatz@TheWORTHGroup.com http://www.LuxuryintheValley.com RE/MAX Professionals (rmxi02)	Civitas RE/MAX Sign **The WORTH GroupTrilogy Homeowner	2,193	191	191 510-03-090
62		<b>\$295,000</b> 28255 N 123rd LN Peoria, AZ 85383 Active / 5035403	B.J. Katz, The WORTH Group 480-272-5158 BJKatz@TheWORTHGroup.com http://www.LuxuryintheValley.com RE/MAX Professionals (rmxi02)	Civitas RE/MAX Sign **The WORTH GroupTrilogy Homeowner	2,193	132	132 503-89-261
63		<b>\$310,000</b> 28406 N 123RD LN Peoria, AZ 85383 Active / 5040267	B.J. Katz, The WORTH Group 480-272-5158 BJKatz@TheWORTHGroup.com http://www.LuxuryintheValley.com RE/MAX Professionals (rmxi02)	Civitas RE/MAX Sign **The WORTH GroupTrilogy Homeowner	2,193	118	118 503-89-228
64		<b>\$322,000</b> 13038 W MINE TRL Peoria, AZ 85383 Active / 4996577	B.J. Katz, The WORTH Group 480-272-5158 BJKatz@TheWORTHGroup.com http://www.LuxuryintheValley.com RE/MAX Professionals (rmxi02)	Libertas RE/MAX Sign **The WORTH GroupTrilogy Homeowner	1,867	208	208 510-03-502

- |    |   |   |  |  |
|----|---|---|--|--|
| 65 |    | <p><b>\$269,777</b><br/>12384 W DESERT VISTA TRL<br/>Peoria, AZ 85383<br/>Pending / 5031070</p>               | <p>B.J. Katz, The WORTH Group<br/>480-272-5158<br/>BJKatz@TheWORTHGroup.com<br/>http://www.LuxuryintheValley.com<br/>RE/MAX Professionals (rmxi02)</p>   | <p>✓ Solis 1,813 140 138 503-89-230<br/>Trilogy Sign<br/>**The WORTH GroupTrilogy Homeowner</p>            |
| 66 |    | <p><b>\$614,000</b><br/>27854 N 130TH AVE<br/>Peoria, AZ 85383<br/>Pending / 5015760</p>                      | <p>B.J. Katz, The WORTH Group<br/>480-272-5158<br/>BJKatz@TheWORTHGroup.com<br/>http://www.LuxuryintheValley.com<br/>RE/MAX Professionals (rmxi02)</p>   | <p>↳ Vesta 2,940 154 154 510-03-298<br/>RE/MAX Collection Sign<br/>**The WORTH GroupTrilogy Homeowner</p>  |
| 67 |    | <p><b>\$239,990</b><br/>13072 W Desert Vista TRL<br/>Peoria, AZ 85383<br/>Pending / 5088751</p>               | <p>B.J. Katz, The WORTH Group<br/>480-272-5158<br/>BJKatz@TheWORTHGroup.com<br/>http://www.LuxuryintheValley.com<br/>RE/MAX Professionals (rmxi02)</p>   | <p>✗ Rivas 1,403 0 0 510-03-806<br/>RE/MAX Sign<br/>**The WORTH GroupTrilogy Homeowner</p>                 |
| 68 |    | <p><b>\$275,000</b><br/>12417 W Pinnacle Vista DR<br/>Peoria, AZ 85383<br/>Active / 4978847</p>               | <p>B.J. Katz, The WORTH Group<br/>480-272-5158<br/>BJKatz@TheWORTHGroup.com<br/>http://www.LuxuryintheValley.com<br/>RE/MAX Professionals (rmxi02)</p>   | <p>✓ Civitas 2,194 243 243 510-02-047<br/>Trilogy Sign<br/>**The WORTH GroupTrilogy Homeowner</p>          |
| 69 |    | <p><b>\$549,900</b><br/>27203 N MAKENA PL<br/>Peoria, AZ 85383<br/>Pending / 5020146</p>                      | <p>B.J. Katz, The WORTH Group<br/>480-272-5158<br/>BJKatz@TheWORTHGroup.com<br/>http://www.LuxuryintheValley.com<br/>RE/MAX Professionals (rmxi02)</p>   | <p>Ⓛ Aurora 2,610 123 123 510-03-040<br/>RE/MAX Collection Sign<br/>**The WORTH GroupTrilogy Homeowner</p> |
| 70 |    | <p><b>\$525,000</b><br/>27348 N 127TH DR<br/>Peoria, AZ 85383<br/>Pending / 5063267</p>                       | <p>B.J. Katz, The WORTH Group<br/>480-272-5158<br/>BJKatz@TheWORTHGroup.com<br/>http://www.LuxuryintheValley.com<br/>RE/MAX Professionals (rmxi02)</p>   | <p>Ⓞ Aurora 2,610 24 24 510-02-925<br/>RE/MAX Collection Sign<br/>**The WORTH GroupTrilogy Homeowner</p>   |
| 71 |   | <p><b>\$475,000</b><br/>12902 W YELLOW BIRD LN<br/>Peoria, AZ 85383<br/>Active / 5034171</p>                  | <p>Ashla Kinnaman<br/>602-663-3938<br/>ashlakinnaman7@gmail.com<br/>Firefly Real Estate LLC (ffre01)</p>   | <p>Vesta 2,940 136 135 503-89-027-C<br/>Trilogy Sign</p>   |
| 72 |  | <p><b>\$389,000</b><br/>28887 N 126TH LN<br/>Peoria, AZ 85383<br/>Active / 5031420</p>                        | <p>Fred La Monica, ASSOCIATE BROKER,<br/>GRI, ABR, RSPS, The FocusPointe Team<br/>623-866-2987<br/>FLaMonica@TheFocusPointeTeam.com<br/>http://www.ActiveAdultHomesInAZ.com<br/>HomeSmart (crii04)</p> | <p>Libertas 1,867 142 142 503-99-889<br/>Trilogy Sign<br/>**Trilogy Homeowner</p>                          |
| 73 |  | <p><b>\$415,000</b><br/>13026 W MINE TRL<br/>Peoria, AZ 85383<br/>Active / 5047236<br/>Price Reduced</p>      | <p>Fred La Monica, ASSOCIATE BROKER,<br/>GRI, ABR, RSPS, The FocusPointe Team<br/>623-866-2987<br/>FLaMonica@TheFocusPointeTeam.com<br/>http://www.ActiveAdultHomesInAZ.com<br/>HomeSmart (crii04)</p> | <p>Libertas 1,867 95 95 510-03-500<br/>Trilogy Sign<br/>**Trilogy Homeowner</p>                            |
| 74 |  | <p><b>\$299,000</b><br/>12452 W FETLOCK TRL<br/>Peoria, AZ 85383<br/>Active / 5008325<br/>Price Reduced</p>   | <p>Fred La Monica, ASSOCIATE BROKER,<br/>GRI, ABR, RSPS, The FocusPointe Team<br/>623-866-2987<br/>FLaMonica@TheFocusPointeTeam.com<br/>http://www.ActiveAdultHomesInAZ.com<br/>HomeSmart (crii04)</p> | <p>Accredo 2,334 186 186 510-02-053<br/>Trilogy Sign<br/>**Trilogy Homeowner</p>                           |
| 75 |  | <p><b>\$344,900</b><br/>29329 N 130TH GLN<br/>Peoria, AZ 85383<br/>UCB (Under Contract-Backups) / 4998058</p> | <p>Fred La Monica, ASSOCIATE BROKER,<br/>GRI, ABR, RSPS, The FocusPointe Team<br/>623-866-2987<br/>FLaMonica@TheFocusPointeTeam.com<br/>http://www.ActiveAdultHomesInAZ.com<br/>HomeSmart (crii04)</p> | <p>Serenitas 2,111 206 206 510-06-557<br/>Trilogy Sign<br/>**Trilogy Homeowner</p>                         |
| 76 |  | <p><b>\$333,000</b><br/>28175 N 123RD LN<br/>Peoria, AZ 85383<br/>Active / 5034854</p>                        | <p>Fred La Monica, ASSOCIATE BROKER,<br/>GRI, ABR, RSPS, The FocusPointe Team<br/>623-866-2987<br/>FLaMonica@TheFocusPointeTeam.com<br/>http://www.ActiveAdultHomesInAZ.com<br/>HomeSmart (crii04)</p> | <p>Libertas 1,867 134 134 503-89-256<br/>Trilogy Sign<br/>**Trilogy Homeowner</p>                          |
| 77 |  | <p><b>\$353,900</b><br/>12876 W HEDGE HOG PL<br/>Peoria, AZ 85383</p>   | <p>Fred La Monica, ASSOCIATE BROKER,<br/>GRI, ABR, RSPS, The FocusPointe Team<br/>623-866-2987<br/>FLaMonica@TheFocusPointeTeam.com</p>  | <p>Civitas 2,193 69 69 510-03-150<br/>Trilogy Sign<br/>**Trilogy Homeowner</p>                             |

















	Active / 5060764	<a href="http://www.ActiveAdultHomesInAZ.com">http://www.ActiveAdultHomesInAZ.com</a> HomeSmart (cri104)	Spiritus	2,799	10	10 510-03-627
78	 <b>\$540,000</b> 13036 W FETLOCK TRL Peoria, AZ 85383 Active / 5091165	Fred La Monica, ASSOCIATE BROKER, GRI, ABR, RSPS, The FocusPointe Team 623-866-2987 FLaMonica@TheFocusPointeTeam.com <a href="http://www.ActiveAdultHomesInAZ.com">http://www.ActiveAdultHomesInAZ.com</a> HomeSmart (cri104)	Trilogy Sign **Trilogy Homeowner			
79	 <b>\$369,800</b> 27679 N 130TH AVE Peoria, AZ 85383 Active / 5006485	Fred La Monica, ASSOCIATE BROKER, GRI, ABR, RSPS, The FocusPointe Team 623-866-2987 FLaMonica@TheFocusPointeTeam.com <a href="http://www.ActiveAdultHomesInAZ.com">http://www.ActiveAdultHomesInAZ.com</a> HomeSmart (cri104)	Civitas 2,193 189 189 510-03-345 Trilogy Sign **Trilogy Homeowner			
80	 <b>\$343,900</b> 13070 W RUNNING DEER TRL Peoria, AZ 85383 Active / 5054026	Fred La Monica, ASSOCIATE BROKER, GRI, ABR, RSPS, The FocusPointe Team 623-866-2987 FLaMonica@TheFocusPointeTeam.com <a href="http://www.ActiveAdultHomesInAZ.com">http://www.ActiveAdultHomesInAZ.com</a> HomeSmart (cri104)	Libertas 1,874 82 82 510-03-891 Trilogy Sign **Trilogy Homeowner			
81	 <b>\$349,000</b> 12395 W ROSEWOOD LN Peoria, AZ 85383 Active / 5033426	Fred La Monica, ASSOCIATE BROKER, GRI, ABR, RSPS, The FocusPointe Team 623-866-2987 FLaMonica@TheFocusPointeTeam.com <a href="http://www.ActiveAdultHomesInAZ.com">http://www.ActiveAdultHomesInAZ.com</a> HomeSmart (cri104)	Libertas 1,867 137 137 510-02-089 Trilogy Sign **Trilogy Homeowner			
82	 <b>\$399,000</b> 13050 W PINNACLE VISTA DR Peoria, AZ 85383 Active / 5018747	Larry W Littlefield 480-236-8299 littlefieldnaz@gmail.com <a href="http://www.LarryLittlefield.com">http://www.LarryLittlefield.com</a> HomeSmart (cri104)	Serenitas 2,111 167 166 510-03-613 Trilogy Sign			
83	 <b>\$295,000</b> 12867 W FETLOCK TRL Peoria, AZ 85383 Active / 5034188 Price Reduced	Greg Markov, Phoenix Heritage Real Estate Group 602-253-4030 contact@phoenixheritage.com <a href="http://www.phoenixheritage.com">http://www.phoenixheritage.com</a> HomeSmart (cri101)	Civitas 2,141 135 135 510-03-206 No Sign			
84	 <b>\$340,000</b> 12427 W MAYA WAY Peoria, AZ 85383 Active / 5054440	Nate Martinez 602-942-7000 NateM@remax.net <a href="http://www.nateshomes.com">http://www.nateshomes.com</a> RE/MAX Professionals (rmp01)	CIVITAS 2,194 81 337 510-02-179 RE/MAX Sign w/Flyer Box			
85	 <b>\$233,000</b> 27686 N HELIOS TRL Peoria, AZ 85383 Pending / 5000709	Jeffrey B Miller 602-402-0338 ruth.miller@cox.net Realty Executives (reax16)	MONTIS 1,700 195 193 510-03-131 Trilogy Sign			
86	 <b>\$399,000</b> 12448 W ROSEWOOD LN Peoria, AZ 85383 Active / 5039342	Robert Miller 623-760-5582 mteamrealty@gmail.com <a href="http://www.GreatHomesByMTeam.com">http://www.GreatHomesByMTeam.com</a> Top Property Shop (tops01)	Spiritus 2,853 122 121 510-02-074 Top Property Shop Sign			
87	 <b>\$275,000</b> 12729 W DALE LN Peoria, AZ 85383 UCB (Under Contract-Backups) / 5074764	Jeff K Mitchell 623-521-4491 jeff@mitchellmitchell.com <a href="http://www.mitchellmitchell.com">http://www.mitchellmitchell.com</a> HomeSmart (cri104)	Rivas 1,419 43 41 503-99-926 Trilogy Sign **Trilogy Homeowner			
88	 <b>\$337,900</b> 12558 W MAYA WAY Peoria, AZ 85383 Active / 4989690	Jeff K Mitchell 623-521-4491 jeff@mitchellmitchell.com <a href="http://www.mitchellmitchell.com">http://www.mitchellmitchell.com</a> HomeSmart (cri104)	Civitas 2,141 225 434 510-02-417 Trilogy Sign **Trilogy Homeowner			
89	 <b>\$327,900</b> 12379 W BENT TREE DR Peoria, AZ 85383 Active / 5006208	Jeff K Mitchell 623-521-4491 jeff@mitchellmitchell.com <a href="http://www.mitchellmitchell.com">http://www.mitchellmitchell.com</a> HomeSmart (cri104)	Civitas 2,193 183 183 510-02-026 Trilogy Sign **Trilogy Homeowner			

90		<p><b>\$344,900</b> 12548 W JASMINE TRL Peoria, AZ 85383 Active / 5038631</p>	<p>Jeff K Mitchell 623-521-4491 jeff@mitchellmitchell.com http://www.mitchellmitchell.com HomeSmart (cril04)</p>	<p>Libertas 1,874 123 123 510-02-448 Trilogy Sign **Trilogy Homeowner</p>
91		<p><b>\$349,900</b> 12632 W Maya WAY Peoria, AZ 85383 Active / 4954698</p>	<p>Jeff K Mitchell 623-521-4491 jeff@mitchellmitchell.com http://www.mitchellmitchell.com HomeSmart (cril04)</p>	<p>Civitas 2,141 294 291 510-02-261 Trilogy Sign **Trilogy Homeowner</p>
92		<p><b>\$219,900</b> 26899 N 126 AVE Peoria, AZ 85383 Active / 5038652</p>	<p>Jeff K Mitchell 623-521-4491 jeff@mitchellmitchell.com http://www.mitchellmitchell.com HomeSmart (cril04)</p>	<p>Rivas 1,397 123 123 510-02-431 Trilogy Sign **Trilogy Homeowner</p>
93		<p><b>\$339,900</b> 12538 W MAYA WAY Peoria, AZ 85383 Active / 4993571</p>	<p>Jeff K Mitchell 623-521-4491 jeff@mitchellmitchell.com http://www.mitchellmitchell.com HomeSmart (cril04)</p>	<p>Civitas 2,193 214 214 510-02-411 Trilogy Sign **Trilogy Homeowner</p>
94		<p><b>\$438,900</b> 12419 W BAJADA RD Peoria, AZ 85383 Active / 5028983</p>	<p>Jeff K Mitchell 623-521-4491 jeff@mitchellmitchell.com http://www.mitchellmitchell.com HomeSmart (cril04)</p>	<p>Spiritus 2,837 142 142 510-02-151 Trilogy Sign **Trilogy Homeowner</p>
95	 Status Change	<p><b>\$545,000</b> 13066 W HUMMINGBIRD TER Peoria, AZ 85383 Expired / 5026185</p>	<p>Jeff K Mitchell 623-521-4491 jeff@mitchellmitchell.com http://www.mitchellmitchell.com HomeSmart (cril04)</p>	<p>Vesta 2,937 152 152 510-06-583 Trilogy Sign **Trilogy Homeowner</p>
96		<p><b>\$439,900</b> 28981 N 127TH LN Peoria, AZ 85383 Active / 4981023</p>	<p>Judy Mitchell 623-202-2283 jmitchell@hsmove.com HomeSmart (cril04)</p>	<p>Spiritus 2,853 240 240 503-99-847 Trilogy Sign **Trilogy Homeowner</p>
97		<p><b>\$325,000</b> 12467 W BAJADA RD Peoria, AZ 85383 Active / 5079658</p>	<p>TEAM Lee Moore 602-320-3325 moorermx@gmail.com http://www.leemooresr.remaxagent.com, www.azbestadultcommunity.com RE/MAX Professionals (rmxi02)</p>	<p>X RE/MAX SIGN Serenitas 2,111 337 337 510-02-406 **Trilogy Homeowner</p>
98	 Status Change	<p><b>\$245,000</b> 12809 W JASMINE TRL Peoria, AZ 85383 UCB (Under Contract-Backups) / 5032752</p>	<p>TEAM Lee Moore 602-320-3325 moorermx@gmail.com http://www.leemooresr.remaxagent.com, www.azbestadultcommunity.com RE/MAX Professionals (rmxi02)</p>	<p>X RE/MAX SIGN Solis 1,803 138 138 510-02-326 **Trilogy Homeowner</p>
99		<p><b>\$489,000</b> 12410 W BAJADA RD Peoria, AZ 85383 Active / 5051381</p>	<p>TEAM Lee Moore 602-320-3325 moorermx@gmail.com http://www.leemooresr.remaxagent.com, www.azbestadultcommunity.com RE/MAX Professionals (rmxi02)</p>	<p>X Vesta 2,940 87 87 510-02-137 RE/MAX SIGN **Trilogy Homeowner</p>
100		<p><b>\$347,900</b> 12347 W ROSEWOOD LN Peoria, AZ 85383 Active / 5073124</p>	<p>TEAM Lee Moore 602-320-3325 moorermx@gmail.com http://www.leemooresr.remaxagent.com, www.azbestadultcommunity.com RE/MAX Professionals (rmxi02)</p>	<p>X Serenitas 2,346 45 45 510-02-085 RE/MAX SIGN **Trilogy Homeowner</p>
101		<p><b>\$319,900</b> 29420 N 130TH DR Peoria, AZ 85383 Pending / 5078534</p>	<p>TEAM Lee Moore 602-320-3325 moorermx@gmail.com http://www.leemooresr.remaxagent.com, www.azbestadultcommunity.com RE/MAX Professionals (rmxi02)</p>	<p>X Serenitas 2,111 5 5 510-06-549 No Sign **Trilogy Homeowner</p>
102	 Price Reduced	<p><b>\$399,900</b> 28444 N 128TH DR Peoria, AZ 85383 Active / 5073367</p>	<p>Holly Morris, Your Realtor for Life! 602-509-9702 HollySellsHomes@cox.net http://www.HollySellsHomes.com</p>	<p>X Civitas 2,193 44 44 510-04-679 West USA Sign</p>








West USA Realty (wusa05)

103		<p><b>\$249,000</b> 12423 W HEDGE HOG PL Peoria, AZ 85383 Active / 5034200</p>	<p>Karen O'Connell 623-414-2984 karen.oconnell@pruaz.com http://www.karenoconnell@pruaz.com Prudential Arizona Properties (praz17)</p>	<p>Flora Trilogy Sign **Trilogy Homeowner</p>	1,635	135	135 510-02-012
104		<p><b>\$300,000</b> 13066 W RUNNING DEER TRL Peoria, AZ 85383 Active / 5088793</p>	<p>Lynn Otlewski 623-238-3875 lynn.otlewski@gmail.com http://DesertHomeSalesGroup.com RE/MAX Professionals (rmxi02)</p>	<p>Montis RE/MAX Sign **Trilogy Homeowner</p>	1,682	15	15 510-03-892
105		<p><b>\$475,000</b> 29273 N 129TH AVE Peoria, AZ 85383 Active / 5076326</p>	<p>Lynn Otlewski 623-238-3875 lynn.otlewski@gmail.com http://DesertHomeSalesGroup.com RE/MAX Professionals (rmxi02)</p>	<p>Nice RE/MAX Sign **Trilogy Homeowner</p>	1,925	38	38 510-06-885
106		<p><b>\$685,900</b> 27468 N Cardinal LN Peoria, AZ 85383 Active / 5090186</p>	<p>Jerry Overgaard 623-237-1828 rjovergaard@comcast.net Long Realty West Valley (lrwv02)</p>	<p>Stellare No Sign</p>	3,097	25	12 510-02-786
107		<p><b>\$365,000</b> 12903 W YELLOW BIRD LN Peoria, AZ 85383 Pending / 5083540</p>	<p>JoAnne Parkinson 602-284-4582 joanneparkinson@cox.net http://www.joanneparkinson.com HomeSmart (cril04)</p>	<p>No Sign **Trilogy Homeowner</p>	2,334	6	6 503-89-026
108		<p><b>\$309,700</b> 27675 N HELIOS TRL Peoria, AZ 85383 Active / 5062815</p>	<p>Jay Patel, Juris Doctor / Attorney At Law 623-451-0443 jay@KeyToAZHomes.com http://www.keytoazhomes.com RE/MAX Professionals (rmxi02)</p>	<p>Montis RE/MAX Sign</p>	1,682	65	65 510-03-111
109		<p><b>\$483,800</b> 12676 W FETLOCK TRL Peoria, AZ 85383 Pending / 5045758</p>	<p>Jay Patel, Juris Doctor / Attorney At Law 623-451-0443 jay@KeyToAZHomes.com http://www.keytoazhomes.com RE/MAX Professionals (rmxi02)</p>	<p>Stellare RE/MAX Sign</p>	3,096	61	488 510-02-886
110		<p><b>\$439,500</b> 12605 W ROSEWOOD LN Peoria, AZ 85383 Active / 5080871</p>	<p>Jason L. Penrose, PLLC CRS, GRI, CLHMS, CDPE, e-PRO jason@thepenroseteam.com http://www.ThePenroseTeam.com RE/MAX Excalibur Realty (reex04)</p>	<p>Serenitas w/ Casita Trilogy Sign</p>	2,346	30	279 510-02-943
111		<p><b>\$619,000</b> 28261 N 124TH DR Peoria, AZ 85383 Active / 5053456</p>	<p>Roger and Lynne Petersen 480-595-8690 azhomesforsale@cox.net http://www.petersensellsaz.com Prudential Arizona Properties (praz17)</p>	<p>AURORA Trilogy Sign **Trilogy Homeowner</p>	2,438	86	83 503-89-164
112		<p><b>\$449,900</b> 26948 N 126TH AVE Peoria, AZ 85383 Active / 5092048</p>	<p>Donald L. Plunkett Jr 888-229-2009 info@congressrealty.com http://www.congressrealty.com Congress Realty, Inc. (cong01)</p>	<p>Libertas For Sale by Owner Sign</p>	2,120	9	69 510-02-425
113		<p><b>\$269,900</b> 12560 W JASMINE TRL Peoria, AZ 85383 Active / 5042963</p>	<p>Kym Polanco, The Tim and Kym Team 623-640-8493 kym@arizonaehomes.com http://www.arizonaehomes.com Arizona E Homes (azeh01)</p>	<p>Montis Trilogy Sign</p>	1,682	111	111 510-02-449
114		<p><b>\$495,000</b> 12471 W PINNACLE VISTA DR Peoria, AZ 85383 Active / 5073425</p>	<p>Kym Polanco, The Tim and Kym Team 623-640-8493 kym@arizonaehomes.com http://www.arizonaehomes.com Arizona E Homes (azeh01)</p>	<p>Vesta Trilogy Sign</p>	2,940	44	44 510-02-050
115		<p><b>\$270,000</b> 13055 W MINE TRL Peoria, AZ 85383 Pending / 5067962</p>	<p>Susan K Ramsey 602-320-6998 susan@theramseyteam.com http://www.theramseyteam.com Keller Williams Realty Professional Partners (kwpr02)</p>	<p>"FLORA" Green Sign Like Corte Bella used to require</p>	1,635	50	50 510-03-576

116		<p><b>\$324,000</b> 12382 W MAYA WAY Peoria, AZ 85383 Active / 5058920</p>	<p>Deborah Rasch 602-512-5620 debbierasch@cox.net http://www.westvalleyareahomes.com DPR Realty LLC (dvp102)</p>	<p>Serenitas 2,101 73 73 510-02-165 <b>Trilogy Sign</b> <b>**Trilogy Homeowner</b></p>
117		<p><b>\$300,000</b> 12969 W PLUM RD Peoria, AZ 85383 UCB (Under Contract-Backups) / 4915829</p>	<p>Sindy M Ready 602-478-4017 Sindy@AzGreatHomes.com http://www.AzGreatHomes.com RE/MAX Excalibur Realty (reex04)</p>	<p>Civitas 2,193 366 366 510-03-333 <b>Trilogy Sign</b></p>
118		<p><b>\$499,000</b> 27115 N 128TH DR Peoria, AZ 85383 Active / 5050001</p>	<p>Mona Rehbein 623-229-0252 Mona@RehbeinRealEstate.com http://www.rehbeinrealestate.com Rehbein Real Estate (rehb01)</p>	<p>Libertas 1,912 89 89 510-03-033 <b>Trilogy Sign</b></p>
119		<p><b>\$357,500</b> 12669 W BENT TREE DR Peoria, AZ 85383 Active / 4998706</p>	<p>Bob Reno 480-540-8908 Bob@BobReno.com http://www.BobReno.com US Preferred Realty (uspr01)</p>	<p>Libertas w/Casita 2,102 191 188 510-02-808 <b>Trilogy Sign</b></p>
120		<p><b>\$468,000</b> 28898 N 128TH DR Peoria, AZ 85383 Active / 5090759</p>	<p>Lynn Ritchie 949-533-0706 lritchie5@cox.net http://www.desertheritagerealestate.com Desert Heritage Real Estate (desh01)</p>	<p>Serenitas w/Casita 2,332 11 11 510-04-658 <b>Trilogy Sign</b> <b>**Trilogy Homeowner</b></p>
121		<p><b>\$589,900</b> 27687 N 125TH DR Peoria, AZ 85383 Active / 5025025</p>	<p>Evelyn Saracco, Shea Premier Realty Team 623-910-9014 evelynsellsazhomes@gmail.com Realty Arizona Elite Group, LLC (raeg01)</p>	<p>Spiritus 2,837 154 154 510-02-825 <b>Trilogy Sign</b></p>
122		<p><b>\$374,900</b> 28190 N 123RD LN Peoria, AZ 85383 Active / 4996991</p>	<p>Evelyn Saracco, Shea Premier Realty Team 623-910-9014 evelynsellsazhomes@gmail.com Realty Arizona Elite Group, LLC (raeg01)</p>	<p>Novus 1,990 207 207 503-89-272 <b>Trilogy Sign</b></p>
123		<p><b>\$525,000</b> 28347 N 123RD LN Peoria, AZ 85383 Active / 5028299</p>	<p>Evelyn Saracco, Shea Premier Realty Team 623-910-9014 evelynsellsazhomes@gmail.com Realty Arizona Elite Group, LLC (raeg01)</p>	<p>Aurora 2,610 148 148 503-89-180 <b>Trilogy Sign</b></p>
124		<p><b>\$367,000</b> 12981 W RED FOX RD Peoria, AZ 85383 Active / 5090893</p>	<p>Evelyn Saracco, Shea Premier Realty Team 623-910-9014 evelynsellsazhomes@gmail.com Realty Arizona Elite Group, LLC (raeg01)</p>	<p>Monaco 1,587 10 10 503-89-043 <b>Trilogy Sign</b></p>
125		<p><b>\$580,000</b> 28254 N 123RD LN Peoria, AZ 85383 Active / 5034375</p>	<p>Evelyn Saracco, Shea Premier Realty Team 623-910-9014 evelynsellsazhomes@gmail.com Realty Arizona Elite Group, LLC (raeg01)</p>	<p>Vesta 2,935 135 135 503-89-268 <b>No Sign, Owner Request</b></p>
126		<p><b>\$519,000</b> 29393 N 129TH AVE Peoria, AZ 85383 Pending / 5070413</p>	<p>Evelyn Saracco, Shea Premier Realty Team 623-910-9014 evelynsellsazhomes@gmail.com Realty Arizona Elite Group, LLC (raeg01)</p>	<p>Cartagena 2,744 30 67 510-06-874 <b>Trilogy Sign</b></p>
127		<p><b>\$419,000</b> 29644 N 130TH GLN Peoria, AZ 85383 Pending / 5052582</p>	<p>Evelyn Saracco, Shea Premier Realty Team 623-910-9014 evelynsellsazhomes@gmail.com Realty Arizona Elite Group, LLC (raeg01)</p>	<p>Civitas 2,193 53 328 510-06-514 <b>Trilogy Sign</b></p>
128		<p><b>\$259,900</b> 12420 W DESERT VISTA TRL Peoria, AZ 85383 Pending / 5078750</p>	<p>Evelyn Saracco, Shea Premier Realty Team 623-910-9014 evelynsellsazhomes@gmail.com Realty Arizona Elite Group, LLC (raeg01)</p>	<p>Montis 1,656 6 110 503-89-236 <b>Trilogy Sign</b></p>
129		<p><b>\$303,000</b> 27483 N CARDINAL LN Peoria, AZ 85383 Active / 5076473</p>	<p>Evelyn Saracco, Shea Premier Realty Team 623-910-9014 evelynsellsazhomes@gmail.com Realty Arizona Elite Group, LLC (raeg01)</p>	<p>Montis 1,682 38 38 510-02-805 <b>Trilogy Sign</b></p>
130		<p><b>\$375,000</b> 27597 N 129TH LN Peoria, AZ 85383</p>	<p>Bobby J Schrimsher 480-201-6401 bob@theschrimshergroup.com</p>	<p>Libertas w/Casita 2,107 118 118 510-03-280 <b>Trilogy Sign</b></p>



Price Reduced	Active / 5040566	http://www.bobsellsazhomes.com Realty ONE Group (reog01)						
131	 <b>\$419,900</b> 12619 W BAJADA RD Peoria, AZ 85383 Active / 5052785	Debra St.Germain P.C., ABR, CDPE 602-770-0008 saint07@aol.com http://www.ScottsdaleHomeSeller.com HomeSmart (crl02)	X	Serenitas	2,336	85	85	510-02-390
				Homesmart Sign, white double posts				
132	 <b>\$375,900</b> 12725 W MAYA WAY Peoria, AZ 85383 Active / 5053263	Neal Stafford 602-920-2229 neal@stafford.com http://www.nealstafford.com Realty Arizona Elite Group, LLC (raeg01)		The Libertas	1,885	83	83	510-02-291
				Trilogy Sign				
133	 <b>\$224,900</b> 12664 W ROSEWOOD LN Peoria, AZ 85383 Active / 5047215	Dolores Thain, Associate Broker, ABR, CRS, GRI 602-818-7828 dolores@doloresthain.com http://www.doloresthain.com HomeSmart (crl04)		Rivas	1,374	95	95	510-02-915
				Trilogy Sign				
				**Trilogy Homeowner				
134	 <b>\$529,000</b> 12916 W Pinnacle Vista DR Peoria, AZ 85383 Active / 5047217	Dolores Thain, Associate Broker, ABR, CRS, GRI 602-818-7828 dolores@doloresthain.com http://www.doloresthain.com HomeSmart (crl04)		Spiritus w/casita	3,046	95	95	510-03-167
				Trilogy Sign				
				**Trilogy Homeowner				
135	 <b>\$499,000</b> 27796 N 125TH DR Peoria, AZ 85383 Active / 5072228	Dolores Thain, Associate Broker, ABR, CRS, GRI 602-818-7828 dolores@doloresthain.com http://www.doloresthain.com HomeSmart (crl04)		Aurora	2,610	52	46	503-89-311
				Trilogy Sign				
				**Trilogy Homeowner				
136	 <b>\$624,900</b> 12973 W Plum RD Peoria, AZ 85383 Active / 5048753	Dolores Thain, Associate Broker, ABR, CRS, GRI 602-818-7828 dolores@doloresthain.com http://www.doloresthain.com HomeSmart (crl04)		Stellare	3,096	93	92	510-03-332
				Trilogy Sign				
				**Trilogy Homeowner				
137	 <b>\$364,900</b> 27269 N MAKENA PL Peoria, AZ 85383 Active / 5016339	Justin Thorstad, The Thorstad Team 602-348-8534 justin@thethorstadteam.com http://www.thethorstadteam.com RE/MAX Professionals (rmpr03)	X	Novus	1,977	171	412	510-03-043
				Trilogy Sign but white rider				
138	 <b>\$629,000</b> 29296 N 128th LN Peoria, AZ 85383 Pending / 5079068	Vince Tranchita vovince@aol.com http://www.hometeam.pro HomeSmart (crl04)	X	AURORA	2,610	20	20	510-06-809
				HomeSmart Sign				
				**Trilogy Homeowner				
139	 <b>\$299,000</b> 12522 W GAMBIT TRL Peoria, AZ 85383 Active / 5024487	John Whalen 623-210-2997 johnawhalen@gmail.com http://www.johnawhalen.com RE/MAX Professionals (rmpr03)		Civitas	2,141	157	156	503-89-321
				Trilogy Sign				
140	 <b>\$519,500</b> 12409 W BAJADA RD Peoria, AZ 85383 Active / 5087788	Stacie C Whitfield 866-215-5265 azhomes@flatlist.com http://www.flatlist.com Flat List RE (flfc01)	X		2,420	17	17	510-02-150
				By Owner Sign				
141	 <b>\$599,500</b> 12629 W ROSEWOOD LN Peoria, AZ 85383 Active / 5027639	Dan Willoughby 602-810-1166 danwilloughby1@gmail.com http://hsaz001.homesmartagent.com/sites/dw428 HomeSmart (crl04)		Aurora	2,458	149	149	510-02-941
				No Sign				
142	 <b>\$509,900</b> 12431 W ROSEWOOD LN Peoria, AZ 85383 Active / 5078874	Ana C Zach 602-628-8800 azach@cox.net InSync Realty (insy01)			3,072	34	500	510-02-092
				Trilogy Sign				

# Projected Cost of Postage & Mailing to all homes in Trilogy at Vistancia

USPS.com® - Every Door Direct Mail - Mozilla Firefox

File Edit View History Bookmarks Tools Help

Inbox (4,751) - homeslstedhomessold@... Google Calendar

USPS.com® - Every Door Direct Mail

https://eddm.usps.com/eddm/customer/routeSearch.action

USPS.com® - Every ... Inbox (7,535) - home... flexmis Web DocuSign Facebook Personal Top Producer Bi - Login zipForm® Plus 718 UTCFS Supra - Supra...

**Step 2: Choose Routes**

Route	85383-R043
Residential	896
Total	896
Route Cost	\$156.80
Individual Routes Selected	3
Post Office Drop-Offs	1
Total Delivery Addresses	2295
Approximate Cost	\$401.63

Next

Clear Selections Save

Start

12:06 AM 2/26/2014

USPS.com® - Every Door Direct Mail - Mozilla Firefox

File Edit View History Bookmarks Tools Help

Inbox (4,751) - homeslstedhomessold@... Google Calendar

USPS.com® - Every Door Direct Mail

https://eddm.usps.com/eddm/customer/routeSearch.action

USPS.com® - Every ... Inbox (7,535) - home... flexmis Web DocuSign Facebook Personal Top Producer Bi - Login zipForm® Plus 718 UTCFS Supra - Supra...

Post Office Drop-Offs	1
Total Delivery Addresses	2295
Approximate Cost	\$401.63

Next

Clear Selections Save

Route Table and Demographics

<input type="checkbox"/>	ROUTE	RES	TOTAL	AGE	INCOME	SIZE	COST	DEMOGRAPHICS
<input checked="" type="checkbox"/>	85383-R043	896	896	--	--	--	\$156.80	<input type="checkbox"/> Age Show the % of 25-44 year-olds of each route <input type="button" value="Edit Age"/>
<input type="checkbox"/>	85383-R044	784	784	--	--	--	\$137.20	
<input checked="" type="checkbox"/>	85383-R051	830	830	--	--	--	\$145.25	<input type="checkbox"/> Household Income (Income) Show the average household income of each route
<input checked="" type="checkbox"/>	85383-R054	569	569	--	--	--	\$99.57	<input type="checkbox"/> Household Size (Size)

**Postage USPS Every Door Direct Mail \$401.63 + Pinnacle Printing Estimate \$400 - \$435 = \$836.63 at Maximum.**