



## **2016 MARLEY PARK™ GOVERNANCE OVERVIEW**

Marley Park is a distinctive community in the growing City of Surprise. Built with a keen attention to detail, Marley Park emphasizes diverse and traditional architecture that fosters an active and caring community for residents today and in the future. Achieving our shared vision for Marley Park is facilitated by an Arizona nonprofit organization, known as the “Marley Park Community Association, Inc.” (the “Community Association”).

### ***MARLEY PARK COMMUNITY ASSOCIATION, INC.***

The Community Association provides spirited, dynamic leadership for the Marley Park community by cultivating a rich variety of activities and programs and by preserving special community landscapes and neighborhood settings. The Community Association works in partnership with residents to create a strong, active, and caring community.

Please contact the Community Association for questions and suggestions about community life, including operations issues such as governance, assessments and fees, landscape and general maintenance of community common areas and parks, community guidelines including compliance issues and design review applications; as well as programs such as events and activities, Marley Park Leadership™, clubs and groups, volunteer and philanthropic opportunities, facility reservations, and [marleypark.com](http://marleypark.com) and other communications tools.

The Community Association is responsible for maintaining the following common areas, unique to Marley Park: major thoroughfares and parkways, neighborhood parks, Arbor Walk path and trail system, and landscape tracts funded by the Marley Park Community Facilities District (“Marley Park CFD”). For more information on the Marley Park CFD, refer to the *CFD Disclosure Statement*.\* The Community Association is also responsible for maintaining the Heritage Club – a 6,000-square-foot private, recreational facility for all residents that includes indoor and outdoor areas, catering kitchen, and flexible meeting spaces; and the Heritage Pool House – a two-acre private, recreational facility for all residents to swim, play, and relax year-round that includes a recreation and fitness pool, multi-purpose indoor gathering space, an outdoor fire pit, ramadas and barbecue.

Governed by a Board of Directors, the Community Association’s responsibility is to implement and enforce the terms set forth in the *Community Charter* (the “Charter”).\* The Charter establishes a flexible system of standards and procedures for the overall development, administration and preservation of the residential portion of Marley Park. All residential property owners are members of the Community Association.

### ***ASSESSMENTS AND FEES***

The Community Association is funded by a predetermined mandatory monthly fee collected from all residential property owners. The monthly fee as of January 1, 2016 is as follows:

\$104.00 – Community Association Base Assessment

In addition to the above fee, homes in certain neighborhoods may be subject to additional monthly Service Area Assessments, as defined in the Charter and levied to pay expenses incurred for benefits or services provided by the Community Association for certain portions of the Community that are not common to all owners.

*Note: Other assessments and fees may be applicable as delineated in the governing documents. All assessments and fees, as of January 1, 2016, are subject to change in accordance with the governing documents. Special use and consumption fees may be required for certain amenities, programs, events and activities. Please see the 2016 MPCA Assessment & Fee Schedule.\**

## **DESIGN GUIDELINES**

To ensure that the character of Marley Park remains true to its vision, and to maintain consistency in the quality of improvements within Marley Park, Design Review is a free and mandatory approval process for owners who want to change or modify the exterior of their home. Design Review in Marley Park is detailed in a document which may be amended periodically, *The Guide for Personalizing Your Home*.<sup>\*</sup> Prior approval must be obtained from the Design Review Committee, as outlined in the Charter, before any exterior changes or modifications are made.

*Note: Homeowners who do not secure pre-approval for Design Review are subject to a Retroactive Design Review Application Fee. Please see the 2016 MPCA Assessment & Fee Schedule.\**

## **GOVERNING DOCUMENTS**

The Charter for Marley Park is a document in accordance with Arizona regulations regarding the establishment of nonprofit organizations, and cannot be changed without a specific vote by Marley Park property owners. If approved, these changes become amendments and are recorded with the Maricopa County Recorder's Office. Please be advised that failure to abide by the governing documents can result in specified legal remedies and/or a fine. The *Bylaws*<sup>\*</sup> outline the manner in which the Community Association should be overseen and govern internal affairs such as voting, elections, and meetings.

\*All current governing documents and also all current financial documents are available on [marleypark.com](http://marleypark.com).

## **CONTACT INFORMATION**

Please contact the Community Association Operations team at [communityassociation@marleypark.com](mailto:communityassociation@marleypark.com) or 623-466-8820; or visit our office at 13286 N. Founders Park Boulevard, Surprise, Arizona 85379 during normal business hours. Contact the Community Association Engagement team at [engagement@marleypark.com](mailto:engagement@marleypark.com) or 623-466-8820; or visit our office in the Heritage Club at 15210 W. Sweetwater Avenue, Surprise, Arizona 85379 during normal business hours.