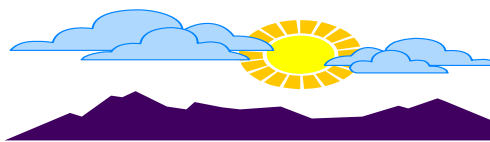


Far Horizons East

Tucson's Premier Retirement Community

Web Site: www.farhorizonseast.com

E-Mail Address: farhorizonseast@aol.com



7570 E. Speedway Blvd., Tucson, Arizona 85710

Phone: (520) 296-1112 Fax: (520) 296-0277

UP - GRADE POLICY

The *Up-Grade Policy* comes into effect when a home comes up for sale or changes owners. The process requires careful consideration to determine if 1. The home can be sold as is; 2. Whether up-grading is needed and financially feasible; or 3. If it should be sold to be removed. This is determined by statutes in the *Landlord-Tenant Act*. These statutes are part of the *Community Guidelines* and this document.

THE PURPOSE of our *Up-Grade Policy* should be understood by both current residents and potential buyers as well. The primary purpose is to upgrade the quality of the homes in Far Horizons East. Through an inspection process, we provide potential buyers with information as to how these homes conform to current published standards for homes in our community. *It is not intended to guarantee that everything about the home is okay.* It only addresses things written in this document. Buyers may, of course, order another independent home inspection of their own if they wish. Also, since *FHE* is not involved in the selling of pre-owned homes in our community, we offer no guarantee, expressed or implied, as to the condition of any home. This is solely between the buyer and seller *as in any home purchase*. See the document *A Word About Our Up-Grade Policy*. [Very Important!]

Community standards for homes fall into three basic categories: *Appearance, Condition and Age*. 1) Management does an Appearance (exterior) Inspection. 2) A thorough inspection is done by an independent, licensed Home Inspection Company. There is no charge for either of these inspections. **NOTE:** An additional electrical inspection (*at the Seller's expense*) may be required, as noted at the arrow on the back of this page under "Condition—The Electrical System". 3) Age could, in fact, be a determining factor if the home was built prior to June 15, 1976.

A P P E A R A N C E

1. All homes must have commercially installed metal awnings. PATIO: The width of the patio awning or the need for one will be determined on an individual home basis. If one is needed, it must run the full length of the home. On newer homes without a patio, window awnings are required on that side. CARPORT: The awning must be 12' wide and run the full length of the home. (See *Community Guidelines*, under Community Standards, Your Home, #1.)
2. All homes must have skirting that 1) is compatible with the primary color of the home and 2) constructed so it serves as a moisture and animal barrier—breathing screens, but no gaps. (See *Community Guidelines*, under Community Standards, Your Home, #3.)
3. The installation, care and maintenance of the landscaping such as mowing, trimming of bushes and trees (other than mulberry), keeping weeds under control, bagging leaves and proper watering are the responsibility of the resident **all year long**. The landscaping should have a manicured appearance. (See *Community Guidelines*, under Community Standards, Your Lot, #2.)
4. Sheds may not be placed behind the home and the siding of the shed must match the primary color of the home. (See *Community Guidelines*, under Community Standards, Your Lot, #8.)
5. Any home that still has the tongue(s) attached will have to have it/them removed and the skirting filled in at that place. This is also true of lights, reflectors and license plates at the rear.

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UP-GRADE POLICY

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6. The siding and trim of the home should not be dull or faded. If it is, **painting will not be sufficient for metal-sided homes.** It will have to be resided to be more compatible with newer homes in the community. **This is especially true if the neighborhood surrounding the home already has newer or up-graded/resided homes.** (See *Statements of Policy* under “Home Specifications” #6-B.)
7. Any laundry facilities outside the home per se will have to be removed and placed inside, or in a shed (out of sight). (See *Community Guidelines* under Community Standards, Your Lot, #9.)
8. Steps must be in good condition. Indications of poor condition would be: dry rot (evidenced by soft spots), worn carpet, unstable (rickety), non-standard rise of steps and loose hand railings.

C O N D I T I O N

1. **THE ROOF:** Among the concerns are signs of prior leaking, separations, deterioration of reflective coating or missing shingles. This would also be manifested by ceiling stains inside the home.
2. **THE PLUMBING SYSTEM:** Among the concerns are leaking faucets, slow drains, running toilets, leaks underneath the home and evaporative coolers running over.
3. **THE ELECTRICAL SYSTEM:** The primary concerns are threefold: a) aluminum wiring, b) homes with **overloaded** pedestals and c) appliances added **not according to code.** (See *Community Guidelines*, under Community Standards, Your Home, #6 & #13.) *If any of the three is present, an additional electrical inspection will have to be done at the homeowner’s expense.*
4. **THE MAJOR APPLIANCES,** including: a. The hot water heater (and compartment) b. The furnace. (Condition of the heat exchanger.) c. The evaporative cooler(s): Are there rusted-through panels, does the pan hold water and does the float work? If on the roof, how are the electrical supply lines? d. The air conditioning: Does it work and is it charged adequately? e. The stove and oven: Do they work and are the pilots (if gas) functioning properly?
5. **ARE ALL OF THE FOLLOWING APPLIANCES GAS?** This includes the stovetop and oven, the hot water heater, the furnace and the clothes dryer.
6. Is the home level?
7. Are smoke detectors present and in working order? (This is a matter of code.)

A G E

Age is not the primary consideration as to whether a home meets current standards or not. It is one of three criteria. *It is, however, a major factor if the home was built prior to June 15, 1976.* (ARS §33-1452.K & L)¹ Only the most exceptionally maintained homes, inside and out (including landscaping), manufactured prior to that date, would be allowed to stay after being sold, since upgrading would cost more money than the home is worth. Remember—the purpose of the *Up-Grade Policy*: to upgrade the quality of the homes in FHE.

Beyond that, if a home is in disrepair and/or a run-down condition, after an inspection is done, management may either require the current resident to perform the up-grades, to bring the home up to current standards, **or** management may give a 60 day notice for the removal of the home as the *Landlord Tenant Act* allows @ ARS §33-1452.E.3.

Original, November 1996—Modified March 2008

1. This is a new statute in the *Landlord Tenant Act* added in January, 2006 by the Arizona Legislature