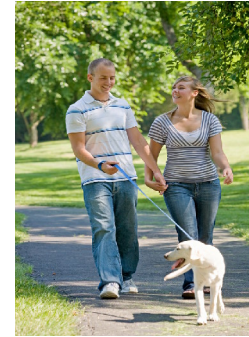


GILBERT RANCH HOMEOWNERS' ASSOCIATION NEWSLETTER MARCH 2010

Our pets are a huge part of our lives and are members of our family. Please remember to take along a few baggies when you walk your dog to clean up any "situations" that may occur. This will keep our community looking clean and prevent any health risks associated with pet waste.



In addition, a barking dog is often a lonely dog. So in consideration of your neighbors, please remember to make accommodations for your pets when you are away. A barking dog is considered a nuisance by the Town of Gilbert and a violation can be costly. Complainants are encouraged to contact the Town of Gilbert Police Department.

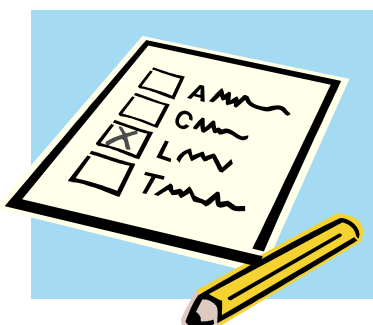


Parking on the streets of Gilbert Ranch has become an increasing safety issue. Children can run into the street, between parked cars, without being seen by drivers on the road.

Emergency vehicles cannot get through when cars are parked on both sides of a street.

It is important to remember that overnight parking is not allowed by the CC&R's and should be avoided as much as possible during the day.

If you are interested in participating in a community-wide garage sale in April, please come to the Annual meeting on March 4th, 2010 at San Tan Ford. This topic, as well as paint color schemes, and a possible skate park will be discussed at this meeting.



Come make your voice heard. If you have ideas for our community we would love to put you on one of our committees or even our board of directors. Please plan to attend our Annual meeting to vote in 2 new board members. If you cannot attend, please complete the absent ballot and return it to our Management Company prior to March 4, 2010.

VISIT US AT WWW.GILBERTRANCH.COM

**GILBERT RANCH HOMEOWNERS' ASSOCIATION
NEWSLETTER
MARCH 2010**

HOUSE PAINTING NOTICE

Dear Homeowners:

Our neighborhood is now over 10 years old, and it has been noted that many of the homes within Gilbert Ranch are due for new paint. It is the responsibility of the Association to maintain, protect and enhance everyone's property values. Particularly in this distressed real estate market, we need to compete with other neighborhoods for buyers and help our sellers in obtaining a good sales price.

If you refer to the Declaration of Covenants, Conditions and Restrictions (commonly referred to as the CC&R's) you will note the following:

Article VIII, Section 8.1 (f)

Repair of Buildings. No improvement upon any Property shall be permitted to fall into disrepair, and each such improvement shall at all times be kept in good condition and repair and adequately painted or otherwise finished.

This letter is to serve as formal notification that **unless you can provide written documentation that your home was painted after January 1, 2006, you will be required to paint your home no later than December 31, 2012.** The Board feels that by giving all homeowners this much notice, there should be ample time to complete the work.

The Board is working with Dunn-Edwards to expand the Association's list of approved exterior paint colors. The new paint colors will be made available to you once they are approved at the March Board meeting. Please note that prior to the start of work you must submit for and receive written approval from the Architectural Committee. This process can take up to 7 weeks, so please plan accordingly in order to have your painting approved and completed by the deadline above. You can find an Architectural Submittal Form at www.gilbertranch.com. In addition, you will find the code to receive 20% off the cost of your paint.

If there is ANY reason(s) that your home cannot be repainted by this deadline, it is important that you send a written request to the Gilbert Ranch Board of Directors, PO Box 11330, Tempe, AZ 85284-0023, so that your situation can be handled on an individual basis.

Thank you for your cooperation in maintaining our beautiful Gilbert Ranch community!

Sincerely,

Gilbert Ranch Homeowners' Association
Board of Directors