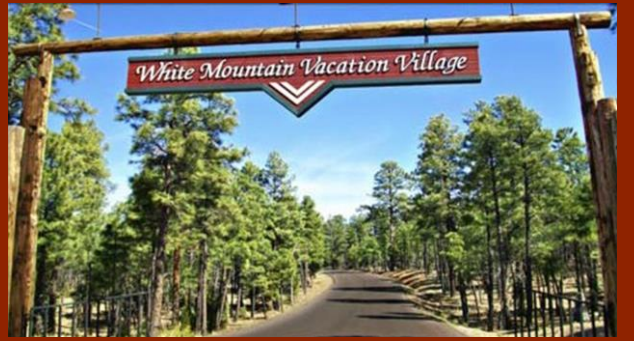


White Mountain Vacation Village

RECREATIONAL SUBDIVISION ASSOCIATION



HOMEOWNER GUIDE

White Mountain Vacation Village is a planned community made up of RV sites in a mountain community nestled in the tall ponderosa pines 6,500 feet above sea level. There are hiking trails, a festival area, and a magnificent clubhouse. The "Village" is unique and offers a broad array of healthy lifestyle living opportunities. Although many owners reside in desert climates in the winter, the neighborhood buzzes with activity from mid-April through the end of October. Many residents delight in their escape from the sweltering summer heat in the cool mountain air. Read about the Developer, James McCarty, background and vision in Blog post of 2/16.

Homeowners are encouraged to explore the grounds and take advantage of the scenic Festival area for hiking and Parkour stations. It is integrated with paths in the natural forest setting. There are ramadas and picnic facilities throughout the Festival area making it a delightful place to relax and enjoy a meal. Ponds developed for flood control also dot the landscape and add to the ambiance.

There are also several regularly planned activities. Activities can range from fitness, card games, board games, mahjonn, pool, bunko, and pickle ball. Community events include socials, bocce ball, horseshoes, walking and hiking, frisbee golf, which mention only a few. Throughout the summer months, a variety of community socials are planned to better acquaint you with your neighbors and the facilities. Informational flyers and sign-up sheets can always be found on the bulletin board at the Clubhouse. You will also find contact information for residents who coordinate events and activities. If you do not see something that interests you or have an idea to explore, you are encouraged to work with the Activities Committee to share your ideas and implementation. This is YOUR community and every homeowner should enjoy it.

The HOMEOWNER GUIDE was designed for your reference and convenience. It includes information you will need to fully enjoy and utilize your surroundings and community. Please take the time to read it and become familiar with all aspects of the "Village". We encourage your participation to make it an even greater place to call home. These are exciting times for the community and hope you choose to be part of the fun.

Board of Directors and Working Groups

White Mountain Vacation Village Recreational Subdivision Association is governed by a Board of Directors. The Developer, McCarty Development (Declarant), has not yet sold all properties within the Recreational Subdivision Association (RSA). As required by the governing documents, the Board of Directors is controlled by the Declarant, and members of the Declarant Board are appointed by the Declarant. The status of lot sales can be obtained from the sales office located within White Mountain Vacation Village.

The Board upholds the governing documents through fair impartial practices, as well as maintains and enhances community assets. In addition, Committees and working groups such as the Advisory Committee, Activities Committee and Transition Committee may also be appointed to improve the community. Each committee member is a volunteer and homeowner of property at White Mountain Vacation Village.

Management

Under the direction of the Board of Directors and in compliance with governing documents, HOAMCO has been contracted to manage the affairs of the Association. HOAMCO will aid in enforcement of the Covenants, Conditions and Restrictions of the community as well as manage the daily operations and administration.

The Community Manager is Sherry Watson-Isley. She can be contacted by phone at 928-537-1067 X1404, swatson@hoamco.com or by visiting the HOAMCO Management Office located at 3350 Sugar Pine Way, Show Low, AZ 85901. The office is open 9 am – 4 pm, Monday through Friday excluding holidays. Please contact **24-hour Emergency phone at 844-744-4316** for **emergencies** during non-business hours.

Dues and Assessments

Assessments are billed quarterly. It is strongly recommended you set up an automatic draft process for payment. The management office can assist you with necessary information and authorization forms. Please be sure your contact information is kept current to avoid missing important information, and thereby, become subject to late or non-compliance fees. We encourage you to sign up for E-Statements which helps to reduce costs for the Association.

Website

The official website for the Association is at www.wmvv.org. It is not password protected so all pages of the site are available to you. You will find the following information pages on the website: Blog link, Advisory Committee, Activities Committee, Animals within the Village, Architectural Review Committee, Documents Forms and Downloads, Governance, Transition Committee, Images of "The Village People", Contact and Legal Terms and Conditions.

Be sure to familiarize yourself with the website as it contains information which is important to your experience in homeownership at White Mountain Vacation Village.

Community Blog

It is greatly beneficial to sign up to receive and to read the Blog posts. Click on the Blog link on the website or go to: <https://whisperingpinesshowlow.wordpress.com/>
Whispering Pines Blog is the place to go to learn about the history of the Village and to receive information regarding current events, announcements, and other general information. An index of posts can be found on the Blog site. Sign up to receive the Blog publications by Clicking on the "**Follow**" button at the bottom of the screen on the Blog's Home Page.

Community Standards

Community standards were put in place when the community was first developed. You will find complete details in the governing documents which include the CC&R's, Bylaws, Architectural Guidelines, and Rules and Regulations. It is important to familiarize yourself with these documents. The documents help to preserve the aesthetics of the community, your property value and promote goodwill within the membership.

Mail and Delivery Information

USPS will not deliver mail to your property. There are rental mailboxes located at the Clubhouse available to you. If you wish to rent a mailbox for USPS mail delivery, contact HOAMCO. They will also provide you with the address to use for your mailbox.

For deliveries, use your physical address. This information should be included in your closing documents from the title company when you purchased the property. See Blog post 2/19.

Orientation

If you would like an orientation to the community, we have homeowner volunteers who would be happy to give you a tour and answer your questions. Please contact:
Roy Chamberlin – phone: 480-466-3231, email: roycham59@gmail.com; **or**,
John Chiakmakis – phone: 520-227-8345, email: svfootdoc@aol.com

Activities

The Activities Committee is appointed each spring. Each year the Committee puts together a calendar of regularly held activities which include Fitness, Bridge, Mahjongg, Pool, Pickle Ball, Frisbee Golf, various Card Games, Bunko, and much more as interest is generated. The Committee will also organize social events to include dinners, dances, potlucks, themed events such as the 4th of July picnic and golf cart parade to mention only a few. Ideas for new activities are always welcome. Volunteers to serve on the Activities Committee are always needed so please step up to make new friends and have some fun. Contact information for members of the Activities Committee can be found on the website.

Committee Contact

Visit our website for a current roster of Committees and the volunteer homeowners who graciously serve your community.

FAQ'S-AT-A-GLANCE

HOAMCO	<ul style="list-style-type: none"> • Sherry Watson-Isley, Manager • 928-537-1067, X1404; email: swatson@hoamco.com • 3350 Sugar Pine Way, Show Low, AZ 85901 • 24-HOUR EMERGENCY PHONE: 844-744-4316
Covenant Information	<ul style="list-style-type: none"> • Copies of legal documents for WMVV - Declarations, CC&R's, Amendments • Located in your closing package, on the WMVV website at www.wmvv.org, and at HOAMCO office
Architectural Control Committee (ARC)	<ul style="list-style-type: none"> • All modification to the exterior of your property must be approved by ARC prior to beginning the project. • Application form can be found on the HOA website or from HOAMCO
Important Information	<ul style="list-style-type: none"> • Emergency – Call 911 • Show Low Police (Non-emergency) – 928-537-5091 • Show Low Fire Dept (Non-emergency) – 928—537-5100 • City Hall – 928-532-4000 • Chamber of Commerce – 928-537-2326 • Animal Control – 928-537-8009 • Navajo County Assessor – 928-524-4172 • Navopache Electric – 928-368-5118
Safety	<ul style="list-style-type: none"> • Be aware there is a fire evacuation map. • See Blog posts 5/18, 4/18, and 9/17. • Become familiar with route you need to use to safely exit the community.
Speed Limit and Streets	<ul style="list-style-type: none"> • The speed limit throughout the Village is 15 mph. • Directional flow of traffic is <i>One-Way</i> except where designated. For the safety of all residents and to avoid accidents, please do not disobey this rule. Streets are too narrow in most places to handle two-way flow. See Blog post 8/18. • Unlicensed drivers and children under age 16 are prohibited from driving <i>any</i> vehicle within WMVV. • There is snow removal in winter months. See Blog post 2/19.
Parking	<ul style="list-style-type: none"> • Parking in the Village is limited. You should park only in the space allocated with the property. Additional vehicles can be parked in other designated areas. There is no street parking except on a momentary basis as in deliveries and the like.
Trash	<ul style="list-style-type: none"> • Trash is picked up from receptacles provided adjacent to the Clubhouse and are for the use of residents only. Trash vendors may pick up specific non-garbage items. Read the Blog post of 6/19 and 5/18 for complete information. <u>PLEASE DO NOT LEAVE TRASH ON YOUR PROPERTY TO ATTRACT ANIMALS AND RODENTS.</u>
Laundry	<ul style="list-style-type: none"> • Laundry facilities in the Clubhouse basement are provided for <i>resident-only use</i>. Entrance requires the use of your key card. Please do not allow non-resident use by granting entrance.
Water	<ul style="list-style-type: none"> • WMVV provides water to the residents from the City of Show Low which is stored in a tank on the property. Your use of water is covered in your HOA fee. The water quality is frequently tested for safety. Please be prudent when using this precious resource.
Sewer	<ul style="list-style-type: none"> • WMVV provides sewer service. The fee is included in your HOA fee. See Blog post 7/16 for details.
Animals	<ul style="list-style-type: none"> • Wild animals are often seen on the property. Do not disturb them. Animal Control should be called if the animal is a danger to the Village. Read Blog post 9/17. <u>PLEASE DO NOT FEED WILD ANIMALS.</u>
Domestic Animals	<ul style="list-style-type: none"> • See the CC&R's for specifics. City ordinances also apply. You are responsible for your pets and all their actions. Pets are required to be on leashes and controlled from disturbing others. Please use the baggies provided throughout the Village for feces and waste matter. See Blog posts 8/19 and 1/19.
Common Areas	<ul style="list-style-type: none"> • WMVV RSA contracts a vendor to maintain the common area grounds. Private lawns and debris from trees, etc. are the responsibility of owners.

Clubhouse	<ul style="list-style-type: none"> • Access is granted with your key card and use is for residents and their guests only. • See rules of use posted in Clubhouse. • Children under age 16 must be accompanied by an adult. • Clubhouse address is 2050 Vacation Village Drive, Show Low, AZ 85901
Festival Grounds	<ul style="list-style-type: none"> • Access is granted to all members and their guests. • Patrons of the area are required to clean up any waste the use may have generated.
Wi-Fi and Technical Assistance	<ul style="list-style-type: none"> • Wi-Fi is available for members in the Clubhouse Library. • No Wi-Fi is available elsewhere in the community unless you subscribe on your own with service provider. • For assistance with Wi-Fi or TV related equipment within the Clubhouse, contact: Tom Lulkovich – tlulkovich@cox.net or 602-615-5766 (cell & text).
Mail & Delivery	<ul style="list-style-type: none"> • There is no USPS mail service to homes – only to mailboxes at Clubhouse. • Contact HOAMCO office if you wish to rent a mailbox. • Use your physical property address for deliveries (FEDEX, UPS, etc.) • Read Blog post 5/19.
Website & Blog	<ul style="list-style-type: none"> • www.wmvv.org • Blog link, Advisory Committee, Activities Committee, Animals within the Village, Architectural Review Committee, Documents Forms and Downloads, Governance, Transition Committee, Images of “The Village People”, Contact, and Legal Terms and Conditions. • Blog: https://whisperingpinesshowlow.wordpress.com/ • An index of Blog posts can be found on the site.
Activities	<ul style="list-style-type: none"> • Go to www.wmvv.org for calendar and contact information • <u>IMPORTANT: BE SURE TO ADVISE THE COMMITTEE OF YOUR CONTACT INFORMATION TO BE INCLUDED IN ANNOUNCEMENTS OF ACTIVITIES AND EVENTS</u> at wmvvsac@gmail.com
Advisory Committee	<ul style="list-style-type: none"> • Committee members are volunteer residents appointed to advise, assist, and make recommendations to the Board of Directors in developing, budgeting, long range planning and policy development for the Association. All recommendations must be formalized and submitted in writing to the Board. • They coordinate with the Board, Community Manager, and other Committees, and keep the homeowners of the community informed of internal events or management matters. • Go to www.wmvv.org for contact information
Transition Committee	<ul style="list-style-type: none"> • Committee members are volunteer residents appointed to assist with the orderly transition of control of the Association from the developer to the owners. • Go to www.wmvv.org for contact information • Email: wmvfeedback@gmail.com