



2018 Eastmark® Governance Overview

Eastmark is an innovative community predicated on creating energy and human connection. Growing and maintaining the rich experience of community life at Eastmark is assisted by three distinct, yet complementary, nonprofit entities: Eastmark Community Alliance, Inc. (the “Alliance”), Eastmark Residential Association, Inc. (the “Residential Association”), and Eastmark Community Assembly, Inc. (the Assembly”).

EASTMARK COMMUNITY ALLIANCE, INC.

The Alliance preserves Eastmark’s special commercial landscapes and unique public settings by ensuring that community standards are maintained for an enhanced quality of life.

Governed by a Board of Directors, and overseen by a Community Operations Manager, the Alliance’s responsibility is to enforce the Declaration Covenants, Conditions, Restrictions and Easements for Eastmark (the “Alliance Declaration”).* The Declaration provides a governance structure covering certain limited aspects of the development, administration, maintenance and preservation of Eastmark as well as procedures for future expansion of the community to include additional real property as the Community Declarant deems appropriate.

EASTMARK RESIDENTIAL ASSOCIATION, INC.

The Residential Association preserves Eastmark’s special residential community landscapes and unique neighborhood settings by ensuring that community standards are maintained for an enhanced quality of life. Please contact the Residential Association for questions and suggestions about: governance and operations, assessments and fees, landscape and general maintenance of community common areas and parks, community guidelines including compliance concerns and design review applications.

Governed by a Board of Directors, and overseen by a Community Operations Manager, the Residential Association’s responsibility is to enforce the Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements for Eastmark Residential Community (the “Residential Association Declaration”).* The Residential Association Declaration establishes a flexible system of standards and procedures for the overall development, administration and preservation of the residential portion of Eastmark. All residential property owners are members of the Residential Association.

EASTMARK COMMUNITY ASSEMBLY, INC.

The Assembly fosters unique and outstanding opportunities for social and civic engagement that facilitate shared experiences and lasting traditions. Please contact the Assembly for questions and suggestions about community life including: programs and events, clubs and groups, and volunteer and philanthropic opportunities.

Governed by a Board of Directors, and overseen by an Executive Director, the Assembly administers the Amended and Restated Community Recreation Covenant for Eastmark Residential Community (the “Assembly Covenant”).* The Covenant is a comprehensive plan created for fostering a unified sense of belonging, inclusiveness and pride of place in Eastmark.

COMMUNITY FACILITIES DISTRICT (“CFD”)

The Alliance and Residential Association are responsible for the maintenance of common areas unique to Eastmark including landscape tracts funded by the Eastmark Community Facilities District 1 (Eastmark “CFD”). For more information on the Eastmark CFD, refer to the *CFD Disclosure Statement*.*



ASSESSMENTS AND FEES

The Alliance, Assembly and Residential Association are funded by a predetermined, mandatory monthly assessment collected from all residential property owners. The monthly base assessment as of January 1, 2018 is as follows:

Community Alliance	\$43
Residential Association	\$42
Community Assembly	\$10
TOTAL COMBINED MONTHLY ASSESSMENT	\$95

In addition to the above fees, homes in certain neighborhoods may be subject to additional monthly Neighborhood Assessments for benefits or services provided by the Residential Association 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, 2018, 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 current years' Eastmark Assessment & Fee Schedule.

DESIGN GUIDELINES

To ensure that the character of Eastmark remains true to its original vision, and to maintain consistency in the quality of improvements within the Community, design review is a free and mandatory approval process for owners who want to change or modify the exterior of their home, including front yard landscape modifications. Design review at Eastmark is detailed in a document entitled *Eastmark Owner Improvements Design Guidelines*. * Prior approval must be obtained from the Design Review Committee, as outlined in Article 9 of the Residential Association Declaration, before any exterior changes or modifications are made to any residence.

*Note: Homeowners who do not secure pre-approval for design review may be subject to a Retroactive Design Review Application Fee. Please see the current years' Eastmark Assessment & Fee Schedule. **

GOVERNING DOCUMENTS

The Alliance Declaration, the Residential Association Declaration, and the Assembly Covenant for Eastmark (collectively, the "Governing Documents") are documents in accordance with Arizona regulations regarding the establishment of nonprofit organizations and cannot be changed without a specific vote by Eastmark 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 fine(s). The *Bylaws* * outline the manner in which the Alliance, the Assembly, and the Residential Association are overseen as well as governing internal affairs such as voting, elections and meetings.

*All current Governing Documents, including amendments and supplements, as well as all current financial documents; including budgets, fee schedules, and financial statements, are available on Eastmark.com.

CONTACT INFORMATION

Please contact the Residential Association at 480-625-4900 or FRA@dmbcommunitylife.com. You may also visit our offices at 10100 E. Ray Road, Mesa, AZ 85212 during normal business hours.

This Eastmark Governance Overview is not an offer in any jurisdiction where prior registration or qualification is required. Offer is void where prohibited or otherwise restricted by law. No binding offer to sell or lease may be made or accepted prior to issuance of the final Arizona Subdivision Disclosure Report (the "Public Report") for the property. Lot reservations or conditional sales may only be offered in certain neighborhoods. We suggest you obtain the Public Report, or its equivalent, required by Federal and State law and read it before signing anything. No Federal or State agency has judged the merits or value, if any, of this property. These materials are the features and amenities depicted herein and are based upon current development plans effective as of January 1, 2018 which are subject to change without notice and should not be relied upon as a commitment by the Developer to complete the amenities as proposed or the time when such will be completed, if at all. No guarantee is made that the features and amenities depicted by artist's renderings, or otherwise described, will be built or, if built, will be the same type, size or nature as depicted or described. © January 1, 2018, DMB Mesa Proving Grounds LLC. All rights reserved. The Eastmark® name and logos are trademarks of DMB Mesa Proving Grounds LLC.