

Who is Responsible for Maintaining Ranch Roads

The following excerpts are from 'State of Arizona Department of Real Estate Unsubdivided Lands Public Report for Westwood Ranches', Phases I-V & Phase VII reports. Every owner received the appropriate report for that Phase when they purchased their lot. New owners had to sign off acknowledging they received it.

★ { Wording included in reports for all Phase I-V owner documentation.

★ { Wording included in reports for Phase VII owner documentation, reinforcing roads outside of the Road Maintenance Association mandate would not be maintained.

ROADS AND DRAINAGE

Access to the Development: Old Route 66 is a County maintained macadam and dirt road that provides access to the entrance of this development.

★ { **Public Roadway Easements (within the Development):** The Developer has advised that the roadway easements have been dedicated for public use. Developer also additional roadways will not be built.

The Developer advises that any improvements will be the responsibility of the adjacent property owners and/or the Westwood Ranches VI Owners Road Maintenance Association. Unmaintained roads deteriorate and may become impassable requiring alternate routes.

Prospective purchasers are advised that access may be interrupted during periods of heavy moisture.

Developer further advises: "Roads and utilities are not installed and will not be installed by the developer."

★ { The entrance to this development is the road off Old Route 66, which per the access statements is a state land right-of-way, so the entrance does not abut Old Route 66, but is on private land. The road and access submitted in previous phases and set forth in the Statement of Access are the roads to Phase VII of the development.

Except for the roads to be maintained by the Westwood Ranches Phase VI Owner's Road Maintenance Association ("POA") for Phase VI and Phase VII roads, there is no obligation under which the roads in Phases I through V are maintained. The Developer has the obligation to install and the Association has the obligation to maintain the roads in Phases VI and VII. Attached as Exhibit "4" is a map of Phases VI and VII showing the roads the POA will maintain.

The "HOA" referred to is the Westwood Ranches Phase VI Owner's Road Maintenance Association and is the "POA".

* Also known as Exhibit-E.