



Del Webb at Dove Mountain is under developer control and the Board of Directors is comprised of Pulte employees, plus two homeowner Directors.

Are there guest fees for our family & friends to use the Saguaro Center?

Yes, adults are \$5.00 & children under 16 years of age are \$2.00. There are discounted pass packages available. Please visit the Welcome Desk staff for details. Due to COVID-19, guests are not currently permitted inside the Saguaro Center or pool facility.

Are rentals and AirB&B allowed in Del Webb at Dove Mountain?

Short term rentals/leases of less than 30 days are prohibited. At least one tenant must be age-qualified (55 years of age or older).

Are garage sales allowed in Del Webb at Dove Mountain?

Per the CC&Rs, garage/yard/estate sales are prohibited in the community.

How are the Reserves funded?

Reserves will be funded to 70% at completion of the Del Webb at Dove Mountain Community. An intentional surplus of operating funds are included in each year's budget. Surplus operational funds will transfer to the Reserve Fund at the end of each year. Projections have the Reserve Fund adequately funded at completion of the community. In the event a Reserve action becomes necessary and funds are not available in the Reserve Fund to complete the work, Pulte will bear the expense while the property is under Declarant Control.

Are there plans to expand the Saguaro Center as more homes are sold?

The Saguaro Center was designed based on the number of homes at built-out. The design and size of the community center is based on anticipated day to day use of the facility, not attendance at one specific event.

Are larger parties all held off site?

The size of the Saguaro Center was based on the anticipated day to day use of the facility and the number of homes in the community. There are special occasions when, to accommodate a much larger audience, an outside venue is utilized.

Are there any plans for additional parking at the Saguaro Center?

No additional parking is planned for the Saguaro Center. The parking lot was designed for day-to-day use.

Why are there not more homeowners on the board?

The governing documents do not mandate Member board participation until build out. However, Pulte follows best practice and gets owners involved in advance of build out to better prepare the community to assume control of the association.

What is the pool temperature? What is the hot tub temperature?

Pool temperatures in Del Webb communities in Arizona standardized at 84 degrees and a hot tub temperature at 102 degrees.



Will homeowners have a vote in the decisions of the Community Association Board of Directors?

In accordance with the Governing Documents, board decisions do not go to the membership for a vote. The board makes decisions based on what is in the best interests of the community. The homeowner board will operate in the same manner.

Will there be signs in the parks and throughout the community to deter non-residents from entering?

The board and management inspected the community and the board decided not to install signs for aesthetic reasons.

Where is the dog park in the community?

There are no off-leash dog areas inside Del Webb at Dove Mountain. The closest off-leash dog park is located at Dove Mountain West Park located at the top of Dove Mountain. Make a left when exiting the community and take Dove Mountain Blvd. until it terminates in traffic circle and take the first leg coming off the roundabout.