

Master Association and Sub-Associations Description

March 2020

Many homeowners ask about the difference between a Master Association and Sub-Association, how the two interact, and what does all this mean to the Center Pointe Vistoso homeowner?

Master-planned communities, like Rancho Vistoso, are large developments that have a variety of neighborhoods, sub-divisions, recreational facilities and amenities under one community umbrella, with a focus on lifestyle, convenience and quality of life. Most master planned communities offer homebuyers a range of residential options suited to different life stages and price points, from single-family homes to townhomes, condominiums and apartments. These residences are often located in distinct neighborhoods within the community, and may have been developed by multiple builders. In this case, the projected build-out for the Rancho Vistoso master planned community is approximately 10,000 homes.

Along with master planned communities, master associations and sub-associations are formed to maintain common areas in the planned area development. Sub-associations are to maintain their individual community amenities. Within the Master Vistoso Community Association, there are currently 21 separate sub-associations.

The Master Vistoso Community Association currently maintains 10 Vistoso community parks, five monuments, miles of hiking trails, roadsides, medians and all other common area landscaping that falls under the purview of the master. The Quarterly Master Assessment dues, \$80 per quarter, covers the maintenance expenses and reserves for the Master. The Center Pointe Vistoso sub-association quarterly dues of \$396 assessment covers the community ground maintenance, pool/park facility repairs, trails and reserves of the 122 acre homeowner association.

In addition, the sub-association of resident property owners are required to comply with the governing documents as prescribed in the Articles of Incorporation, CC&Rs (covenants, Conditions and Restrictions), Bylaws, Design Guidelines, Rules and Policies, architectural guidelines and other provisions, as well as those of the Master Association. All documents can be viewed on <https://centerpointevistoso.org>.

Questions about how the Vistoso Community Association Master interacts with the many facets of the Master and Center Pointe Vistoso Community Association, call Mission Management Services LLC (520 797-3224) or the Master On-Site office (520 354-2729).

Sub-Associations currently within VCA Master Association

VISTOSO COMMUNITY ASSOCIATION - SUB ASSOCIATION MANAGEMENT CONTACT INFORMATION

Sub-HOA Name	Property Management Company	Phone
Alterra at Vistoso Trails	Platinum Management	520-623-2324
Center Pointe Vistoso	Mission Management Services	520-623-2324
Estates at High Mesa	Cadden Community Management	520-297-0797
Fairfield Rancho Vistoso	HBS Management Solutions	520-330-2018
Hohokam Mesa	HBS Management Solutions	520-330-2018
Honey Bee Canyon Estates	Cadden Community Management	520-297-0797
Honey Bee Ridge, Estates at	HBS Management Solutions	520-829-7758
Monterey at Vistoso	Associa Arizona	520.742.5674
Ridgeview at Vistoso Trails	Platinum Management	520-623-2324
Stone Canyon	HBS Management Solutions	520-668-5322
Stone Village	HBS Management Solutions	520-330-2018
Sunterra at Vistoso	Associa Arizona	520-742-5674
Viewpointe at Vistoso Trails I & II	Platinum Management	520-623-2324
Vistoso Golf Casitas 1 (755)	Associa Arizona	520-742-5674
Vistoso Golf Casitas 2 (695)	First Service Residential	520-200-6007
Vistoso Highlands 1	Associa Arizona	520-877-4667
Vistoso Hills	Cadden Community Management	520-297-0797
Vistoso Pointe	Self-Managed	SEE WEBSITE
Vistoso Resort Casitas (655)	HBS Management Solutions	520-829-7758
Vistoso Village	Cadden Community Management	520-219-2310