



Dear Homeowner,

Welcome to the Rancho Viejo South Community Association! Whether a townhome, single-family or Master Planned development, community associations are the fastest growing non-profit corporate entities in the United States. Many of you may have lived in some sort of neighborhood association in the past. Those of you who have not will be pleased to know that the primary benefit of living in the community association is the protection, preservation, and enhancement of your asset, i.e. the value of your home.

All members of the Rancho Viejo South Community Association (“RVSCA”) can rest assured that the design and feel of community will remain the same as what initially prompted you to purchase here. This is accomplished through the effective application of the recorded use restrictions and architectural provisions.

Capital Consultants Management Corporation, a nationally recognized community management firm, has been hired by the Board of Directors to handle all the financial aspects and even some of the day to day operations of Rancho Viejo. Most of you have received an invoice for your community association assessment recently. These are the “dues” that each member, including Rancho Viejo de Santa Fe, Inc. (“the Developer”) remits to take care of the “common areas” of Rancho Viejo, and includes expenses ranging from landscape maintenance, security, water, and power invoices, to property insurance, postage and stationary. A major portion of the assessments is used to fund the reserve accounts for future repairs to roads, drainage improvements, and other major items.

One of the most important facets to community association living, is the philosophy that ultimately, the residents of the community govern themselves. As most of you realize, the Developer will be involved and will make decisions on behalf of the RVSCA until a certain number of residents live within the community. The residents will then elect their own Board of Directors to set the policies and continue the vision for RVSCA. Until that time, residents will be asked to volunteer to serve in an advisory or “steering” capacity to assist the Developer in its decision making. Ultimately, committees will be formed to bring valuable information to the Board for their consideration in decisions.

Once again, welcome to the Rancho Viejo South Community Association. We look forward to seeing you at a community meeting soon!

AUTHORIZATION AGREEMENT FOR DIRECT PAYMENTS (ACH DEBITS)

FOR: Capital Consultants Management Corporation  
As agents for Rancho Viejo South Community Association

I (we) hereby authorize Capital Consultants Management Corporation (CCMC) hereinafter called Company, to initiate debit entries to my (our) Checking account indicated below at the depository named below, hereinafter called Depository, to debit the same to such account.

Depository Name: CCMC as Agents for Rancho Viejo South Community Association  
8360 E. Via de Ventura, Bldg. L, Ste. 100  
Scottsdale, Arizona 85258-3172

The authorization is to remain in full force and effect until COMPANY has received written notification from me (or either of us) of its termination in such time and such manner as to afford COMPANY and DEPOSITORY a reasonable opportunity to act on it.

Name(s): \_\_\_\_\_ Checking  
Please print Acct # \_\_\_\_\_

Rancho Viejo Account # \_\_\_\_\_

Signed: X \_\_\_\_\_ X \_\_\_\_\_

Date: \_\_\_\_\_

**PLEASE ATTACH A VOID CHECK (Not a Deposit Ticket) AND RETURN TO:**

CAPITAL CONSULTANTS MANAGEMENT CORPORATION  
8360 E. VIA DE VENTURA, BLDG. L, STE. 100  
SCOTTSDALE, ARIZONA 85258-3172

ATTN: RANCHO VIEJO SUREPAY

Note: All written debit authorizations MUST provide that the receiver may revoke the authorization only by notifying the originator in the manner specified in the authorization.