

Resident says access fee

A Recreation Centers board of directors decided two or three years ago to levy a \$200 access fee on builders for each high-density unit built in Sun City, whether a care center, apartment or condominium.

Most homeowners agreed that any outsider moving into Sun City should pay a fee for the privilege of using the rec centers that owners had paid for in the price of their homes and in yearly dues ever since.

Last year, there was considerable debate pro and con as to whether the \$200 fee was enough. The question of a raise to a fee of \$1,750 was put to a vote. A large majority, including me, voted in favor of the \$1,570.

This past summer, with many members on vacation, the board increased the access fee to \$3,068 per unit. This increase was voted

LOCAL ISSUE

in a special meeting without owners or the press invited. The board later placed the increase in moratorium until it could be voted on by members in December.

These projects paid the \$200 access fee: Royal Oaks, 349 units; Casa de Oliva, 220 units; Woodale Village, 200 units; El Dorado 249 units, for a total of 1,018 units.

Another project, at \$1,570 per unit, on May 17 paid Mrs. Timpano, board president, a check for \$158,500 to cover access fees for the first 101 units. On future units, the builder will have to pay \$3,068 per unit if the moratorium is lifted in the December election.

I agree that outsiders should

be required to pay an access fee. But an unexpected thing has happened.

The care center units, apartments and condos are being purchased or rented mostly by Sun Citians. These homeowners are selling their homes to people from all over the U.S. and moving into the high-density facilities. By last count, about 90 percent of the high-density units are being purchased or rented by Sun Citians.

This means that owners are having to pay the access fee twice: once when they moved here and now again when they choose to move into one of the high-density projects. Should this double access fee be paid by homeowners just because they choose to move into a high density home inside of Sun City? Is it fair? Is it just?

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costs Sun Citians double

The access fees have been a bonanza to the Rec Centers; they can use the money for maintenance and other expenses and not have to raise annual dues so much. In my opinion, all owners should pay the same dues. The burden should not be shifted from 45,000 owners to the 3,000 or 4,000 who already have chosen, or will choose, to live in a care center, apartment or condo.

There must be a need for these high-density facilities or homeowners would not be buying or renting them. With today's high building costs, multi-story housing is the only practicable way to build an affordable unit for Sun Citians who need them.

The question of double access fees should be placed on the ballot for the December election. The pros and cons should be carefully explained so that all

owners can decide how they want to vote.

I do not blame past or present boards for what is happening. I do not believe any of us could anticipate that our friends and neighbors would be buying or renting 90 percent of these high-density facilities. But I do not believe the board has the legal right to set the amount of the so-called access fee.

Any owner who has paid, or will pay, the double access fee should have that fee refunded by the Rec Centers. The developer does not absorb the fee—all he does is to add it to the price of the unit and pass it on to the buyer. One developer has increased his prices twice since he gave the Rec Centers his check last May.

Although my wife and I are buying a home in one of these

projects, I am not writing this for our benefit alone. I hope the majority of people who read it will see the injustice that is being done to our friends and neighbors.

The worst thing about the entire situation is that Rec Centers plan to use the access fees for present and future expenses. This will amount to hundreds of thousands of dollars, with the projects already built plus those under construction and future projects.

I suggest the board set aside all access money, starting with the \$200 fees, into a separate account because there is a good possibility they will have to refund the fees to all Sun City buyers who have paid, or will pay, their access fees twice.

Mark Worthington
Sun City

VF SC Rec Centers (Gen) Dly News-Sun Feb 22, 1977



Recreation Centers administrative assistant Clair Head demonstrates use of oxygen inhalator, one of many strategically located in recreation centers. Simple flip of switch at top of box turns on oxygen. (News-Sun Photo)

Safety ge

By LYNN PYNE
Staff Writer

Recreation Centers has safety equipment, such as oxygen inhalators and fire extinguishers, stationed throughout its facilities in case of emergency.

Ring floats and shepherd's hooks hang within sight of the pool and first aid kits are provided in the craft rooms. All Rec Centers facilities have heat-triggered sprinkler systems connected to alarm gongs.

Rec Centers administrative assistant Clair Head said the oxygen inhalators are easy to use. The plastic cover is removed from around the mask, the switch on the box is switched on, and it's ready to go.

Instructions for the use of the inhalators are posted on the inside of the box lid. "They have diaphragms on them so you can't give people too much oxygen," he said.

REC CENTERS leases the inhalators from a firm which services them once each month.

After an inhalator is used, the mask is cleaned with alcohol. "Hopefully, we'll not have to use it, but if we do it will be ready," Head said.

"I've saved a lot of lives with this thing. . .brought people to who've passed out in the swimming pools and therapy pools," he said.

Monitors are trained to give first aid and use the equipment, but usually Head is alerted with the first commotion and pops out of his Lakeview poolside office to handle the emergency.

INHALATOR locations are:

Mountain View Center— auditorium and janitor's closet (between exercise room and therapy pool).

Fairway Center— cloak room at auditorium entrance.

Oakmont Center— auditorium lobby.

ear protects Rec Centers

LAKEVIEW Center— pool monitor's station lower level and social hall 1 cloak room second level.

Lakeview Bowling Lanes— control counter.

Sundial Center— west cloak room in auditorium and pool monitor's station lower level.

Bell Center— social hall 1 cloak room, mini golf monitor's station, therapy pool monitor's station, swimming pool monitor's station, office, and sports building control counter.

IN CASE of fire, Head and general manager Jay Titus advise using common sense. There are many different kinds of fires and it's possible to get hurt by using the wrong extinguishing technique, Head said.

"If you attack an electrical fire with water, it's not going to put it out and it may kill you," Titus said. "If you know what you're doing, do it, but... well, a lot of people are well-meaning and don't know what to do and cause more confusion and problems."

Head said there have been some small fire problems in the past, but never any that amounted to anything big. Fire extinguishers located in all crafts rooms were necessary, he said.

In sewing rooms, for example, extinguishers wouldn't be essential because flammable materials aren't used. However, extinguishers are needed in such craft rooms as lapidary, silvercraft, and ceramics where kilns

and other equipment are used, he said.

"**THE FIRE** extinguishers in craft rooms are designed to put out fires that could exist in those particular areas," Head added.

He said office staff and maintenance personnel generally are around to handle fire problems, warning that even a wastepaper basket fire could present problems if its contents are unknown.

For a small, smoldering fire, such as a wastebasket fire, it is best to get it outside, not in the room where it could do damage, Head said. For a large blaze, it's common sense to remove oneself from the room, he added.

Titus advised that the foam extinguishers are useful against most kinds of fires. While someone calls the fire department, another should grab the nearest extinguisher and try to contain the fire and keep it from spreading.

HEAT FROM a large fire will set off the water sprinklers. As these go off, a gong will begin to ring, Titus said. Someone should call the fire department.

There are pay phones and office phones in every center, plus in-

dividual phones in some crafts rooms and intercom systems in several, he said.

"Do we have adequate communication available? Yes," he said. "But you know what happens... panic sets in. People jump up and down and say, 'Where's the phone? Where's the phone?'"

He said monitors, veterans, and many Sun Citians have had training in first aid techniques.

THE FIRST aid boxes in all craft rooms are designed for minor problems, Head said. Seriously injured people would be treated with first aid measures and taken to the hospital.

Head added that one preventive measure against injuries is the Rec Centers policy of requiring instruction on equipment before people use it. Otherwise, such things as band saws and slab saws could cause many injuries.

Safety equipment around the pools, as required by the health department, includes ring floats with 50-foot lengths of rope attached and long shepherd's hooks. Both are used to rescue swimmers in trouble without going into the pool, Head said.

WEATHER

U.S. Weather Service
Youngtown Station

	High	Low	Precip.
Thursday	85	42	—
Friday	85	43	—
Saturday	87	43	—
Sunday	86	43	—

NEWS SUN



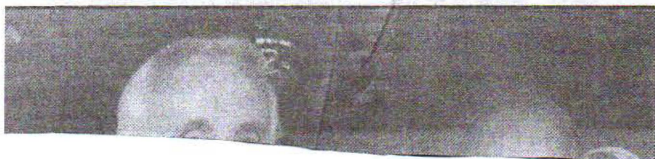
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Sun City West

The Phoenix Gazette

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Clubs praise plan to construct center for performing arts

By Karen Kirk
The Phoenix Gazette

SUN CITY — The Sun City Recreation Centers Foundation unveiled plans to build a performing arts center in Sun City before an audience of representatives from 40 clubs whose interests ranged from photography to dancing.

The club members applauded the concept but gave ideas for funding the project mixed reviews.

Members of the performing arts groups gathered Friday in the Lakeview Recreation Center to hear plans for the center, which would be located on Recreation Centers land behind the Sun Bowl on 107th Avenue.

The idea for the project originated with the Sun City Foundation, a non-profit organization which supports the Recreation Centers and promotes cultural enrichment programs the Recreation Centers cannot afford to finance, according to Foundation president, Vincent DeFrancis.

"Sun City has a lot of performance facilities, but they are not adequate for professional performances. They do not have fixed seats. They are for amateur performances. We thought, 'Wouldn't it enrich the community if we had a theater with a slanted floor and fixed seats?'" DeFrancis said.

He said the foundation is unsure how much such a facility would cost but assured those attending that the money would be raised through the foundation and would not come from the Recreation Centers' coffers.

It would be probably be maintained through rental fees, he said.

Sun Citians who spoke at the meeting said they have dreamed of building such a center for years, and had made preliminary plans

conversation with ASU about it. Our architect was speaking with their architect. Provided it had been built, it would have been to the specifications of the Fine Arts Society."

Other groups cited the poor acoustics, lighting and uncomfortable seats in the Recreation Centers auditoriums as reasons for the new center.

One member of the Organ Club complained that his group was constantly being moved from its meeting room in the Mountain View Recreation Center because of other scheduled performances.

"The new center would be acceptable for pipe organ concerts and the symphony orchestra. The Sundome (in Sun City West) does not have the acoustics we need," he said.

Grace Chamberlin of the Sun City Musicians Club said: "When we bring internationally famous people to Sun City, we want to offer them an auditorium similar to what they are used to performing in. We want a theater with 1,000 seats in a ramp-style setting."

A representative of the Sun City players said his group has had people leave its performances because they were frustrated with the poor acoustics and lighting in the Recreation Centers auditoriums.

The new facility would also relieve overcrowding at the Recreation Centers, according to Caroline Thomas, Recreation Centers club manager.

"All of you groups who come down to me looking for rehearsal space know there is a bind getting into Mountain View and Sundial. They have two rooms, but they are multipurpose rooms," she said. "We are looking at the clubs we

1980's

VFSC RCSC

"I don't see any way we have a right as the board of directors to spend the money for this stadium," Director Len Haynes said. "I wouldn't even consider polling the people."

"We can't afford it," Director Evelyn Conlin said.

"I can't see that it's a burning issue in this community," Gardner said, commenting on the lack of people willing to promote such a project.

He added that income from the stadium is not guaranteed and that the facility is used only during certain seasons by the Brewers and Sun City Saints women's softball team.

"The rest of the time it just sits there and grows," Gardner said.

Owners of the stadium are required to maintain it as a ballpark through 1987, but after that its future is unclear. Some residents fear the area may be developed into condominiums or a shopping center, and they want it preserved as a stadium.

HOA President Julius Balick said at his group's board meeting that the planned poll of HOA's

- Form a non-profit corporation, using public donations to purchase the property. The expense would be borne only by those interested, but no individual or group has indicated a willingness to undertake such a project.

- A purchase of the ballpark by the County Parks and Recreation Department. The stadium would remain, but it would be under county control and use could not be limited to Sun Citians.

- Encourage the city of El Mirage to reconsider purchasing the stadium. This would preserve the ballpark at first, but Sun Citians would lose control over its future.

- A long-term lease by a professional management firm. This could be in conjunction with the first four options. It could increase the stadium's usage, but more seating and parking would be needed, adding to the cost.

- Take no action. Sun Citians could oppose any changes in zoning that would permit apartments or a shopping center, but the residents might lose.

Recreation board rejects buying baseball stadium

By Susan Martin

Gazette Northwest Bureau

SUN CITY — The Recreation Centers' board of directors has rejected any plans to purchase Sun City Stadium.

The board decided at this month's meeting that such a proposition was too costly to even put to a vote of the organization's 44,000 members.

Meanwhile, the Home Owners Association has broken down the stadium's fate into seven options it is asking members to consider.

A poll on the issue will be sent out Oct. 11, along with ballots for the election of five new HOA board members. The ballots and poll are due back Nov. 9.

At the recreation board meeting, several directors pushed for a vote on the purchase issue to correspond with the Centers' December election of directors. But the majority of the board rejected such a vote.

Board President Herb Gardner said it would cost the organization \$2 million to purchase the stadium, \$200,000 to increase its seating capacity — as desired by the Milwaukee Brewers — and \$380,000 per year for maintenance and operations.

Gardner said this translates, per member, to a one-time assessment of \$50, and \$8.44 per year thereafter.

"That (stadium) is a white elephant — whoever gets it."

22,000 members will help the board make a decision on the matter.

"This is an issue that's going to be with us three years, and we're going to have to resolve it one way or another," said Mildred Berg, chairwoman of the Land Use Committee.

"That (stadium) is a white elephant — whoever gets it," Director Jim White said.

HOA members will be asked on the poll to pick one of seven options listed, or three in order of preference.

The options are as follows:

- A purchase of the property by the Recreation Centers. The residents would retain control of the stadium and would be assessed for purchase and maintenance, whether or not they favored such an acquisition.

- Establish a special recreation district financed by taxpayers. Residents would have some control over the facility, but again, all Sun Citians would be taxed for it.

These repairs, along with others the board has put off, might financially squeeze the corporation, according to board treasurer Stanley Phillips.

"The fiscal picture isn't shiny and bright, and there are several reasons for this. One is the age of our facilities. The engineering committee keeps finding new problems and needs," Phillips said.

The corporation has less money coming in to pay these expenses because golf and bowling fees are down, Phillips said. Snack shop sales, which last year dropped by about \$40,000, are still falling.

Phillips also said the corporation must find an alternative to its current insurance policy, which costs \$400,000 a year.

Board member William Heckman said the corporation is facing a

See ■ Rec, NW-C

■ Rec

From NW-A

cash crunch and cited the controller's office predictions that assets on Jan. 1, 1987, would be \$1.6 million, which is \$2.6 million less than the corporation had on Jan. 1, 1985.

He also said the corporation would have trouble borrowing money because it can't use recreation center facilities, which can't be sold, for collateral.

He suggested the corporation raise money by charging a one-time access fee of \$1,000 to non-members buying property in Sun City. This would be in addition to the \$300 transfer fee buyers already pay to

support the recreation centers.

The proposed fee would apply only to buyers of resale property, not to those who buy a home from a builder who has paid the required access fee of at least \$1,570.

Heckman's proposal for a special election on the fee increase was not seconded, but was sent to a study committee with several other alternatives.

Board president Doris Timpano dismissed Heckman's warnings, saying, "Anyone can paint anything black and white with figures."

Roof woes at Sundial surveyed

Pool, building could be shut for a year

By Karen Kirk

Gazette Northwest Bureau

SUN CITY — The Sundial Recreation Center's pool and craft building might not be opened for a year, the Recreation Center board announced at its quarterly membership meeting Tuesday.

The building at 14801 103rd Ave. was closed two weeks ago on the recommendation of Pegler-Welch consulting engineers, who found that the wooden trusses supporting the roof over the pool were severely damaged by moisture.

Recreation Centers engineer and board member Henry Schwartz averted disaster when he opened the roof several months ago, allowing the moisture to escape. The roof probably would have collapsed under the weight of the air-conditioning system if it hadn't been opened, Patrick Welch, Pegler-Welch spokesman, said.

The crafts rooms adjacent to the pool area also will remain closed, but the auditorium, housed in a separate building, will remain open except for short periods when construction will necessitate its closing, Schwartz said.

An insurance underwriter and engineer surveyed the damage to the Sundial roof last Wednesday and will determine if the Recreation Centers Corp.'s insurance policy will pay for any of the repairs, which could cost more than \$1 million.

The roof is the latest in a series of financial burdens heaped on the corporation in recent months. During a session prior to the membership meeting, the board was told it would have to spend \$3,000 to remodel and repair the Lakes East/West golf course snack shop to meet county health regulations.

The centers also voted to spend \$2,429 to replace the air conditioner in the mini-golf building, \$1,987 to install an air filter system in the Fairway Center lapidary room and \$4,000 to carpet the Lakeview Center office.

Plan for Recreation Centers

members to OK fees vetoed

Gazette Northwest Bureau

SUN CITY — A proposal that would give members of the Recreation Centers rights of approval over any increase in yearly fees was rejected by a majority of the corporation's board at this month's meeting.

"Such decisions are never made by the customers of a corporation," Treasurer David Des Biens said in denouncing the proposal.

Vice President William Heckman, who proposed the change, said members — who are obligated to pay the fee — should hold control over any increases.

"The present facilities agreement is a blank check (for the board)," he added.

Heckman said the corporation has sufficient cash on hand so that no increase in the \$52 yearly fee should be required for some time.

Des Biens disagreed, saying the corporation is facing major expenses in the near future, so an increase can be expected.

In addition to costly repairs on the various

Recreation Centers facilities, the corporation needs to upgrade its wages and benefits paid to employees in order to compete in the job market, Des Biens said.

Board President Doris Timpano questioned what would happen if an increase were desperately needed, yet members turned it down.

The motion failed by a 2-7 vote, with Heckman and Director Oscar Van Hall in favor.

Heckman said he is organizing a petition drive among members to force the issue to a vote.

In other matters, the board rescinded a motion approved in August that had created an exception in the qualifications for full membership in the corporation.

The motion had given full membership privileges to those Sun Citians — residents for at least two years — who sold their homes and moved in with another resident. Some examples of this would be in the case of marriage or Interfaith Services' new home-sharing program.

Full membership previously was given only to those whose names were on the deed of a Sun City home.

Timpano said the corporation's attorney since has stated the change should have come in an amendment to the bylaw, so the board rescinded its previous action.

However, an attempt by Heckman to institute a bylaw change that would bring back the matter was defeated by a board majority.

Several directors said the change would be a direct contradiction of the Sun City tradition, in which only deed holders were given full privileges.

Also at the meeting, the board approved procedures to be followed when a member fails to comply with the Recreation Centers' rules.

Upon the first offense, the member will be warned of his misconduct. If the offense is repeated, the board will conduct a hearing on the matter, then determine a term of suspension. The member's card will be confiscated, but he still will be required to pay the annual rec fee.

An application for reinstatement of privileges must be filed with the board.

If a third violation occurs, the board will conduct a hearing to consider permanent expulsion.

In other matters, the board took the following action:

- Approved a \$243,610 bid to redesign the lakes at North Golf Course. Executive Administrator Ed Vander Took said the lakes leak, so redesigning will conserve water.

- Rescinded another motion passed in August that would have phased out cart paths on the golf courses in order to save maintenance costs. Director Ruth Schultz said members favor keeping the paths.

- Voted to allow employees the chance to use the golf courses and bowling alleys at reduced rates. "The little that we could do for some of our employees ... would be a positive move," Timpano said.

— Susan Martin

Election by mail will decide four directors for recreation board

Gazette Northwest Bureau

SUN CITY — Sun City Recreation Center members will elect four members to the board of directors. The election will be conducted by mail. Ballots must be returned by 4 p.m. Thursday.

The eight candidates are listed below:

Lewis Fryzelka, a 10-year resident of Sun City, is a retired mechanical engineer and contractor, who says his work experience could help the Recreation Centers solve its structural, air conditioning and maintenance problems.

He served on the Recreation Centers' property inspection committee for two years and on the engineering committee for more than a year. He also headed a team of members who inspected the Recreation Centers facilities.

He is a member of the Engineers' Club, Sun Dial Lapidary and Bell Woodworking clubs.

Charles Griek, a former president of a construction and investment company, said he has a knowledge of finance and administration that would be an asset to the board.

The 10-year resident of Sun City is currently treasurer of the Writers Workshop of Sun City and is past president of the New Jersey Club. He was a founder and on the first board of trustees of the Sun City Elks Club.

G.R. Knauer, who has lived in Sun City for seven years, has a degree in economics from North Dakota State University and worked in management and sales for two corporations.

He is past president of the Church of the Palms Men's Club and also a delegate to Interfaith Services. He is a member of Bell Lapidary and Lakeview Lapidary Clubs, the Retired Officers Association and Sun City Masonic Lodge No. 72.

Arthur Neely, a former superintendent of five golf courses and manager of three, is also running for the board.

He completed a golf course irrigation course at the University of California and received a certificate of proficiency in horticulture and turf management from Mesa College in San Diego. He also

athletic director for five naval air bases.

The 10-year resident of Sun City is a member of Golf Course Superintendents Association of America, Cactus and Pine Golf Course Association of Arizona, Elks Club, Masonic Blue Lodge No. 72 and the Sun City Scottish Rite Club.

Gilbert Fidler has worked as a construction engineer, construction manager and owned and managed a golf car and bicycle business. The 22-year resident of Sun City is currently buyer and treasurer of supplies for the Men's Breakfast Club, and a liaison between the Men's Club and the Recreation Centers.

James Hecke said the financial management experience he gained as superintendent of a railroad and as a building contractor will be an asset to the board. He said he will work to keep the Recreation Centers operating expenses at a minimum. He also will try to persuade the board to hire a full-time professional manager for the centers. The board would then act in an advisory capacity.

Elsie Pryor said she will strive to maintain high standards of community living if elected to the board.

Pryor has been involved in several volunteer organizations since moving to Sun City 12 years ago. She is a member of the Prides, Elks' Ladies of Sun City, Lakes Club and the Sun Cities Art Museum.

In addition, she is a member of the Union Club, Musicians Club, Taxpayers and Homeowners Association. She served as publicity chairman and on the board of directors of the Sun City Players, and is former vice president of the Empire State Club.

Charles Turner, a Sun City businessman, is also running for the board. If elected, he says he will try to schedule more programs for Recreation Centers during the summer, and will work to develop a system so that all recreation activities are self supporting. He also advocates hiring a full-time manager.

Turner owns and operates Home Video inventory of Sun City, and owned and operated a computerized tenant screening service. He also is a former real estate and

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He completed a golf course irrigation course at the University of California and received a certificate of proficiency in horticulture and turf management from Mesa College in San Diego. He also designed and constructed the Miramar Golf Course in San Diego.

He studied accounting at Kearney State Teachers College and served in the Navy where he was

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He is a member of Gideons International and Sun City Men's Golf Association.

Center for less-active residents planned

By Susan Martin
Gazette Northwest Bureau

SUN CITY — The community may have its first senior center by October, designed for older, less active residents.

The Recreation Centers plan to convert an unused portion of Oakmont Center into a meeting place for area residents.

"We all know the need is there," said Pete Cipriano, chairman of the Centers Committee, which is heading the project. Participants will include the community's older residents, many of whom no longer can use the tennis courts or pools.

The center will give them a place to socialize, drink coffee, play cards, see movies or slides, hear speakers and participate in group activities.

"Anything that will give them a reason to get out of the house and mingle ... We might start them on something that might turn them around," Cipriano said.

Many of the participants will be people who helped form Sun City in its early years, Cipriano said, adding: "We owe them a debt of gratitude. They are the ones who made Sun City the way it is ... We are the beneficiaries."

Assisting the Recreation Centers in planning the as-yet-unnamed center is the Area Agency on Aging. The agency is providing a consultant with expertise on the matter.

"We're doing this thing professionally," Cipriano said. His committee has organized a group of volunteers who are surveying the area surrounding

Oakmont in order to get residents' reactions and suggestions regarding the center.

Additional volunteers are needed for the survey, which should be completed within the next week, Cipriano said.

People living from 99th to 111th avenues and from Grand Avenue to Sun City Boulevard are being asked if they would use the center, whether transportation would be a problem, their state of health and possible handicaps.

"The feedback really is heartening. Almost without exception it's been positive."

Cipriano said many residents are away on vacation, but those still at home probably are the ones most in need of the center.

In addition to the survey, the Centers Committee is planning what design changes will be needed for the new facility. Cipriano said the space available — a former ceramics room — will be gutted and remodeled.

He said he did not know the project cost, but predicted it will be small since the building already exists and simply requires remodeling. Once in operation, the center will be staffed with volunteers, in addition to a paid or volunteer director, he said.

"For the amount of good that we'll do, certainly the cost is small."

Cipriano said he will discuss the problem of transportation with Sun Cities Area Transit and the Red Cross, but that some participants will be able to walk to the center.

"One way or another, we'll get them there."

Union Hills center

revived

By LYNN PYNE
Staff Writer

No written commitments have been made, but the Del E. Webb Development Co. has indicated its intention to build a seventh recreation center at Union Hills and 99th Avenue.

Recreation Centers president Phillip Bear said the board met with Webb president John Meeker and company officials Monday afternoon to discuss a Rec Centers recommendation that the facility be built.

"There never was any question of whether Rec Centers would build the center. Webb will build the center," Bear said. Maintenance of the facility, which would be Rec Centers' responsibility, would be considered in determining fees structure changes expected to be released in October, he said.

In May, groups of angry residents circulated petitions, wrote letters, and talked of picketing and legal battles to get a Union Hills center built.

RESIDENTS claimed that home purchasers had been promised or had received maps designating such a center after Webb signed an agreement with Rec. Centers Nov. 11, 1975, absolving Webb of further obligation to construct more facilities.

In May, Webb and Centers released a joint statement saying that use of facilities would be examined after all Sun City homes were completed and occupied. A decision on construction and maintenance would be made then, they said.

The Webb company's serious

months of study by the Rec Centers planning committee. After reported discussion about two weeks ago between Bear and Meeker, Rec Centers was asked to submit the specific recommendations for a new center.

The discussion also comes amid a still-continuing investigation by the State Real Estate Board into alleged misrepresentation regarding the proposed center, which residents charge was promised when they purchased their homes.

"**WE ARE** still investigating and still talking to the Del Webb people and still talking to the group of people who brought this to our attention," said R.B. Nicholls, assistant state real estate commissioner.

"We received information yesterday and today (Wednesday) that seems to indicate that this thing is coming into focus, hopefully positively," he said, adding that nothing is in writing yet.

"It would wind up the investigation if we received word in writing that a center will be built," he said.

The real estate board received a citizens' group complaint July 12. John Gothard, Al Brown, John Harrison, and Joseph Scully appeared in person before the board to request an investigation.

"**WE POINTED** out that a large group of people had been promised a recreation center that hadn't been delivered," Gothard said. Nicholls and assistant attorney general Thomas McClory were present.

At the board's request for more information, Harrison rounded up citizens who had circulated petitions in the spring to have a center built and with their footwork he

guarding sales promises. These were delivered to the board.

In a meeting with Meeker and company officials Monday morning, "we discussed the problem with them as we had before," Nicholls said. "They seemed, as they had before, very cooperative and trying to resolve the problem. No one gave them an ultimatum.

"**IT SEEMED** to us that the Del Webb corporation never intended to do anything but settle the matter in the most amiable way possible.

However, he said the situation theoretically held possibilities for a court decision as to what was represented to the new home purchasers and court-ordered resolution to the problem.

After the meeting Monday afternoon between the Rec Centers board and Webb officials, Rec Centers issued a statement saying that its planning committee concluded that "the need for an adequate complex is valid and exists.

"This report to the Recreation board led to the decision to take the findings to DEVCO."

Sources said the board recommended a functional but complete center, not nearly so lavish as Bell Center.

"**IF (THE** proposal) is accepted, Meeker advised that possibly a month would be required in a preliminary survey, some four months for the architectural plans to be completed, and 12 months, barring the unforeseen, for the actual construction," the board stated.

The board announced that a Rec Centers board committee has been appointed to work with Webb officials "to determine those com-

NEWS-STAR

Friday, August 26, 1977

\$40 rec fee set

(February 16, 1961)

The Sun City Civic Association board voted Thursday to assess each home or apartment \$40 for 1961 for operation and maintenance of the Community Center.

The board's finance committee after a study estimated that \$47,000 would be needed to cover the costs and recommended that \$50 yearly be charged. The board decided to set the low figure with the idea of keeping as tight a rein as possible on expenses.

In addition to paying the usual operating expenses, the board expects to hire necessary employees and is now seeking applications for manager, bookkeeper, stenographer and custodian.

In discussing the proposed assessment, the board members stressed that, considering the value of the facilities and the heavy expense involved in maintaining them, the residents are getting a bargain. They compared it with what would be the case if the area were operated by the county, open to all county residents, with the county imposing taxes on Sun City homes sufficient to pay the high cost of unlimited public operation.....

recreation facilities

(January 26, 1961, News-Sun)

By a vote of 1,051 to 54, members of the Sun City Civic Association expressed their overwhelming approval of the proposal to accept the area recreation facilities from the Del E. Webb Development Co.

The crowds which

turned out last Thursday long before voting began was so large that the open meeting held prior to the casting of votes had to be moved out of the Community Center into the patio.

Even so, the throng overflowed the seats and extended from the Webb offices to the swimming pool.

Acting swiftly subsequent to the approval, the association board met Friday with members of the Webb organization and signed the documents completing the transfer. Immediately thereafter the articles incorporating the association were sent into Phoenix for filing and the board met in special session to establish a corporation to take title to the properties.

'Library Week' prompts tallies of growth at SC facilities

One word best describes Sun City's two libraries: BUSY.

As heavily used as any other recreational facility, the average daily circulation at the main library at Bell Center now approximates 1,200 items, and that of Fairway Branch library varies from 400 to 500 items.

Patrons of Sun City libraries are familiar with the large number of volunteers, distinguishable by their colorful striped smocks.

Yet the busiest librarian wears no smock. Phyllis Wood, director of both libraries, is a hard-working gracious professional who keeps all departments and personnel functioning smoothly.

The average library user sees only the attractive well-furnished facility, neatly shelved books and periodicals and service-motivated volunteers. Few realize the great amount of meticulous details vital to carrying out of every phase of operation. The major tasks include receiving and readying new books for circulation, typing and filing catalog cards, shelving all materials, checking shelves, ordering new books, registering patrons and answering queries.

Equally important, few library patrons appreciate the fact that the Sun City library circulation figures are reasonably comparable to those of neighboring Glendale.

According to a report published by the State Library Extension Service for 1975-1976, the tax-supported Glendale system which serves a population of 67,300 had a total adult circulation of 243,000 items. Its staff included six graduate librarians and 13 non-professionals whose salaries totaled \$142,329. Book purchases for the library, which is open 66 hours per week, amounted to \$57,683.

Since 1977 was the first full year in which the spacious new Bell Center Library and Fairway branch library were in operation, Sun City figures for that year reveal a total circulation of

(To Page 2)



Fairway librarian Lucretia Spurlock totals daily circulation figures, showing steady increase since branch opened in June 1976 to provide close-by service to Sun Citians.



Librarian Phyllis Wood administers both libraries, orders new books and periodicals and supervises over 200 volunteers in addition to her staff.

(News-Sun Photos)

(From Page 1)

361,787 items. Each library is open 36 hours a week.

The staff includes four graduate librarians: Librarian Phyllis Wood works fulltime; Fairway Librarian Lucretia Spurlock, 36 hours weekly; Assistant Librarian Betty Hadley and Evelyn Sheehan work half-time. There are four part-time clerk typists: Dorothy Butzow, Marion Jeans, Viola Smith and Idella Wicks.

While Glendale receives tax support for its operations, none is available to Sun City. Thus

the original cost of facilities, furnishings and operations were carried by the Del Webb Corporation, who then turned them over to Recreation Centers, Inc. The latter now assumes the cost of maintenance and utilities. Income available for purchase of new books and periodicals is derived from the annual memberships subscribed by patrons in the form of contributions to the Sun City Library, Inc.

Without all this assistance, Sun City would not enjoy its current first-rate library program.

However, a third and very important contribution in direct service to patrons is the 23,300 hours contributed by 210 volunteers during 1977.

One needs only to compare relevant Sun City figures for 1972 and 1977 to visualize the expansion in all library-related areas. Sun City's population in 1972 was 21,500; in 1977, 42,000 — a figure that will be substantially higher at the close of 1978.

Book circulation in 1972 totaled 116,000; in 1977, 361,787.

The book collection housed at the old Lakeview Center library was 5,200 in 1972. The total encompassing the Bell and Fairway libraries has risen to 31,000 in 1977, and is also increasing monthly.

The number of patrons contributing to the Sun City Library, Inc. was 1,683 in 1972, resulting in an income from memberships of \$13,945; in 1977, 5,577 members contributed \$42,300.

Income from memorials, clubs and the Community Fund in 1972 was \$3,216; in 1977, \$13,600. Understandably no income from Recreation Centers, Inc. was forthcoming until 1977 when it amounted to \$18,000. Meanwhile salaries disbursed were \$886 in 1972, and \$34,880 plus \$3,225 for payroll taxes and insurance in 1977.

While Sun City can point with pride to what must be the most economical operation in the state, and one which meets the professional standards of the state's major libraries, a large contribution to its success lies in the invaluable services of the library volunteers.

Assistant librarian Betty Hadley and clerks Marion Jeans and Viola Smith (left to right) process new books for both Sun City libraries in the spacious workroom at the Bell Center library facility.

(News-Sun Photo)



SUN CITY VISITORS CENTER
9903 W. BELL ROAD
SUN CITY, AZ. 85351

CENTERS

GOLF COURSES

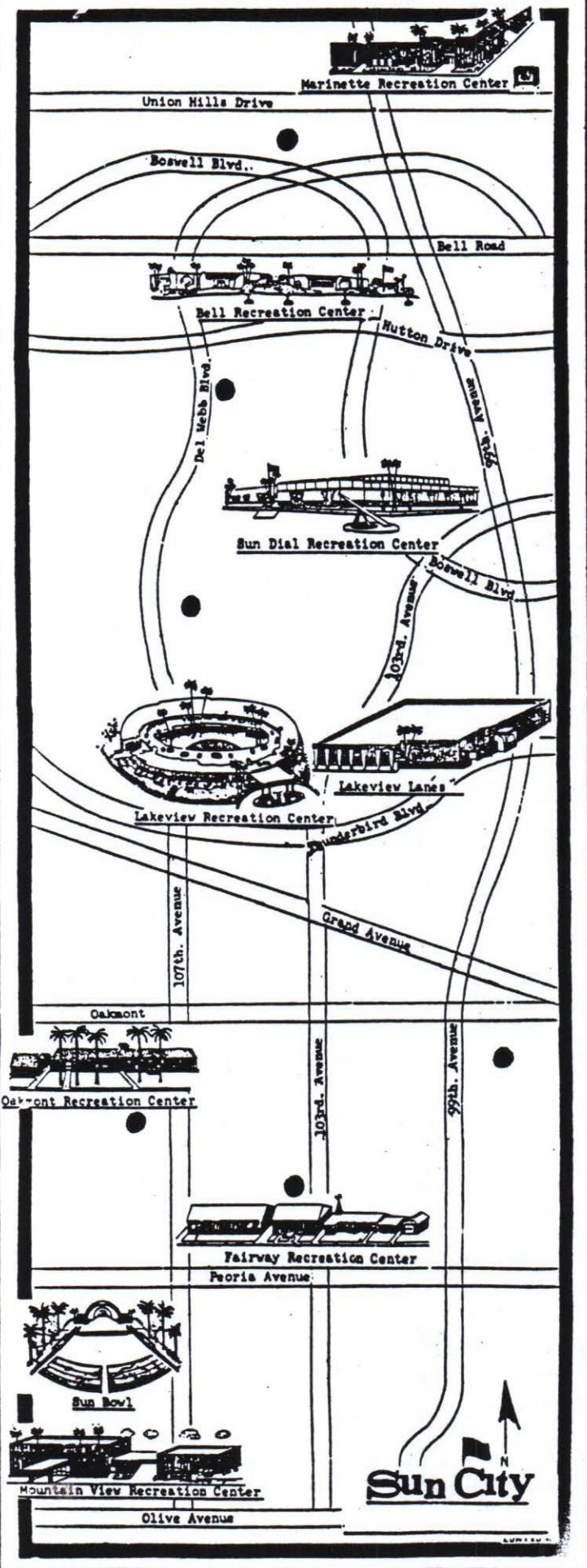
SUN BOWL

RECREATION CENTERS

B Bell
 FW Fairway
 LV Lakeview
 M Marinette
 MV Mountain View
 OM Oakmont
 SD Sundial
 SB Sun Bowl

GOLF COURSES

LE-LW ... Lakes East-Lakes West
 N North
 Q Quail Run
 R Riverview
 S South
 WB-WC Willowbrook/
 Willowcreek



Location of Activities

	Bell	Fairway	Lakeview	Marinette	Mtn. View	Oakmont	Sundial
AEROBICS	●						
AEROBIC DANCE	●				●		●
AGRICULTURE		●					
ART	●	●	●				●
BASKETBALL				●			
BICYCLE			●				
BILLIARDS	●	●	●				●
BOATING			●				
BOCCE	●		●	●			
BOWLING	●		●				
CALLIGRAPHY				●			
CARDS	●	●	●	●		●	●
CERAMICS	●	●	●			●	●
CHESS			●				
CHINA PAINTING		●		●			
CLAY-FREE FORM			●	●			
COIN		●					
COFFEE SHOPS	●		●				
COMPUTER				●			
CROQUET		●					
DANCING	●	●		●		●	●
DRAMA					●		
EXERCISE ROOM	●		●	●	●		●
FISHING			●				
HANDBALL	●						
HANDICAPABLES		●					●
HANDICRAFTS	●	●	●	●			●
HORSESHOES				●	●	●	
JOGGING TRACK				●			
LAPIDARY	●	●	●			●	●
LANGUAGES		●		●		●	
LAWN BOWLS	●	●	●		●	●	●
LEATHERCRAFT				●			
LIBRARY	●	●					
MAH JONGG				●			
METAL	●						
MINI-GOLF	●		●	●	●		●
MOSAICS						●	
MODEL RAILROAD		●					
MUSIC	●	●		●	●		●
PHOTO LAB							●
PICNICKING			●				
QUILTERS			●				
RACQUETBALL	●						
ROCKHOUND MUSEUM							●
ROLLERSKATING					●		
ROSE AND GARDEN		●					
SEWING		●	●				●
SHUFFLEBOARD	●		●		●		●
SILVERCRAFT	●	●				●	●
SPA POOL	●		●	●	●	●	●
STAINED GLASS	●						
STAMP COLLECTING				●			
SWIMMING	●	●	●	●	●	●	●
TABLE TENNIS	●						
TENNIS	●		●	●	●		
TRAVEL TRAILER							●
VOLLEYBALL				●			
WEAVING	●					●	●
WOODWORK	●	●	●				
YOGA				●			

Rec board fills manager's post

By JACQUE PAPPAS
Daily News-Sun staff

SUN CITY — The Recreation Centers of Sun City Board of Directors has appointed Jim Warfield as the centers' general manager.

The board appointed Warfield, who has served as interim general manager of the centers since May 1, to the top post at a special meeting last week.

In addition to Warfield's duties as general manager, he will serve as purchasing manager — a position he has held since being hired in 1984.

"We had gone out and solicited prospective candidates and got hundreds of applications," recreation centers President Bruce Norris said. "But our decision was based on what Jim has done. He has just taken hold and done things very well."

The general manager's position opened in January when the board of directors fired Vern Hansen. The decision, which was made during a closed-door session at a special meeting, was not unanimous.

Hansen, who was the centers' highest paid employee with a

\$65,000 annual salary, received his 1990 pay under contract.

Norris said the centers will save money hiring by Warfield as general manager and purchasing manager.

Warfield said he was paid about \$35,000 annually as the centers' purchasing manager and his general manager salary has yet to be negotiated.

While retaining his duties as purchasing manager and accepting his new responsibility as general manager seems like double duty, Warfield said he is ready for the challenge.

"I feel it's a challenge and I have the same goals as far as a commitment to keep up the facilities and keep up a nice workplace for our employees," Warfield said. "It's important for me to try to keep as much confusion down between policy by the board and the people out there who have to perform the tasks."

Warfield said he wants to establish an employee newsletter.

Warfield said he also hopes to provide a safe environment for members and workers.

"In the past we've had some



Daily News-Sun photo by Mollie J. Hoppes

JIM WARFIELD — The Sun City Recreation Centers board of directors has appointed him as general manager of the centers.

accidents and incidents that brought attention to the fact that our safety program is not very strong," he said. "We need to implement this as a total commitment for our people and the residents. We want to make people aware of safety hazards. We want to try to correct it before it is a problem."

Warfield said his most im-

portant goal is to to establish standardized maintenance procedures at all facilities to make each one "shine."

Warfield has a business degree and worked in procurement and management of materials with the Air Force for 26½ years before joining the recreation centers staff.

OFFERING STATEMENT

Recreation Centers of Sun City, Inc.

(Formerly Known As)
(Sun City Community Association)

Sponsor and Selling Agent:

DEL E. WEBB DEVELOPMENT CO.
17400 N. Del Webb Boulevard
Sun City, Arizona 85351

**THIS OFFERING RELATES SOLELY TO RECREATION CENTERS OF SUN CITY, INC.
(FORMERLY THE SUN CITY COMMUNITY ASSOCIATION)**

Premises:

Sun City
County of Maricopa
State of Arizona

Mailing Address:

P. O. Box 1705
Sun City, Arizona 85351

Date of Plan:

May 19, 1972

This Offering Statement incorporates a First Amendment dated October 4, 1972, a Second Amendment dated February 5, 1973, a Third Amendment dated September 19, 1973, a Fourth Amendment dated March 20, 1974, a Fifth Amendment dated September 12, 1974, a Sixth Amendment dated February 28, 1975, a Seventh Amendment dated April 20, 1976 and an Eighth Amendment dated April 8, 1977

THE FILING OF THIS STATEMENT WITH THE DEPARTMENT OF LAW OF THE STATE OF NEW YORK DOES NOT CONSTITUTE APPROVAL OF THE ISSUE OR THE SALE THEREOF BY THE DEPARTMENT OF LAW OR THE ATTORNEY GENERAL OF THE STATE OF NEW YORK. ANY REPRESENTATION TO THE CONTRARY IS UNLAWFUL.

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RECREATION CENTERS OF SUN CITY, INC.
(Formerly Known As The
Sun City Community Association)

OFFERING STATEMENT

This Offering Statement Relates Solely to
RECREATION CENTERS OF SUN CITY, INC.

I. INTRODUCTION

Starting in 1959 the Del E. Webb Development Co., commenced construction and development of the resort-retirement community known as Sun City, Arizona; consisting of approximately 9,700 acres. During the ensuing years, this community has grown to a population of approximately 38,500 persons. The community was specifically designed for retired couples. It is expected that one member of the purchasing family will be over 50 years of age, and that no person under 18 years of age would be a permanent member of the household.

That part of the community development commonly referred to as Phase I, consisting of approximately 2,700 acres located South of Grand Avenue has now been completed. The main thrust of current development activity is now centered in the area referred to as Phase II, which lies North of Grand Avenue. It is estimated that, when completed, these two areas will have a population somewhat in excess of 47,000 persons.

An additional 12,600 acres of land have been acquired, thus, providing additional expansion possibilities.

In addition to single family dwellings on individual lots, the community offers to retired persons a variety of other housing styles; Duplex and Foursome homes, and Garden apartments. These latter two modes of living offer an arrangement whereby the owner receives a fee simple, insured title to his residence and lot as well as undivided interest in the common grounds in his tract.

Purchasers of such residences finance separately, and are taxed separately, and are not responsible for their neighbor's mortgage payments or property taxes. When 60% or more of the residences in such a tract have been purchased, a meeting is held of the property owners who then select a Board of Management for their tract group. This Board then determines the operational policy for that tract of residences. There are numerous Boards of Management, and these should not be confused with the Board of Directors of Recreation Centers of Sun City, Inc. It is suggested that prospective purchasers familiarize themselves with the details of the declarations of deed restrictions applicable to this type of residential ownership.

Purchasers of Sun City residences execute a Sales Agreement which is a contract with the Del E. Webb Development Co., for the construction and purchase of their home. This Agreement contains the various pertinent details of the transaction such as; the price, terms, legal description, etc. Upon the signing of this Agreement, the purchaser makes a minimum \$500 "earnest money" deposit. In addition, the purchaser is normally requested to make an additional payment equal to ten percent (10%) of the purchase price upon the commencement of the construction of his home, or if the purchaser has selected an "in-sequence" or a completed home, the ten percent (10%) payment would normally be due within two weeks of the signing of the Sales Agreement.

Should either purchaser or spouse expire prior to the closing of the escrow account and the passage of title, the Del E. Webb Development Co., upon request, will refund 100% of the "earnest money" deposit to the survivor or the appropriate personal representative of the deceased.

An individual may also elect to cancel his purchase at any time prior to the start of construction on his home and forfeit only \$250 of his "earnest money" deposit.

II. DESCRIPTION OF RECREATION CENTERS OF SUN CITY, INC.

This Offering Statement relates to Recreation Centers of Sun City, Inc. formerly known as the Sun City Community Association (the "Association"), which is an Arizona non-profit corporation. This Association is made up of the owners of residential property located in Sun City, Arizona. The primary function of the Association is the operation and maintenance of the recreational facilities under its ownership. The general nature of the business of the Association is more specifically spelled out under Article III of the Articles of Incorporation, which Articles are attached hereto as Exhibit B.

The Del E. Webb Development Co., has constructed the community recreational facilities described beginning on page 5 and has conveyed five recreational facilities at no cost to the Recreation Centers of Sun City, Inc., or its predecessors, for the benefit of the owners. This Association now has full title to the five described recreational centers.

The Board of Directors of Recreation Centers of Sun City, Inc., determines the sum of the annual assessment for each resident in a home served by the Association. The current annual assessment is \$30.00 per year for each resident.

In addition to the Lakeview Lanes and Bell Lanes Bowling Facilities, there are currently in existence six community recreational centers; three in the Phase I area, and three in the developing Phase II area. The sixth community recreation center in the Phase II area provides facilities for residents of the new homes being built in the northern sector of Sun City.

Legal descriptions of metes and bounds of the recreational and bowling facilities belonging to the Association are set forth in Exhibit G.

III. COMMUNITY FACILITIES AGREEMENT

Upon the purchase of a home in Sun City, a purchaser signs the Community Facilities Agreement, a copy of which is set forth in Exhibit A. Upon the payment of the annual membership assessment, the purchaser becomes a member in good standing of Recreation Centers of Sun City, Inc., and, as such, is entitled to all of the privileges of Association membership, including the use and enjoyment of all of the various recreational facilities in accordance with the Rules and Regulations of the Association. At the present time, the annual membership assessment is \$30.00 per resident, per year. The Board of Directors of the Association, in its discretion, however, may increase or decrease this sum depending upon its forecast of financial operating requirements.

IV. BUDGETS OF RECREATION CENTERS OF SUN CITY, INC.

Recreation Centers of Sun City, Inc., maintains four separate budgets for its recreational facilities. One budget encompasses the three recreational centers located in the Phase I area, another budget encompasses the Lakeview Center recreational facility located in the Phase II area, the third relates to the Sundial Center, and the Lakeview Lanes Bowling Facility has its own budget.

It should be noted that each purchaser, when he signs the Community Facilities Agreement, agrees to become a member of Recreation Centers of Sun City, Inc., and pay the annual assessment which currently is \$30.00 per year for each resident of his home. The budgets of the Association are based upon the number of residents in the Phase I area and Phase II area, respectively. The Budgets for 1976, and the Operating Expenses for the past three years are set forth in Exhibits D and E, respectively.

V. SPONSOR AND/OR SELLING AGENT

Del E. Webb Development Co., is the primary residential housing constructor, and is commonly known as the developer of the resort-retirement community of Sun City, Arizona. This company is a subsidiary of the Del E. Webb Corporation, shares of the common stock of which are listed on the New York Stock Exchange and the Pacific Stock Exchange.

The following are the Directors and principal Officers of the Del E. Webb Development Co.:

R. H. Johnson	Director
J. G. Boswell, II	Director
H. S. Raymond	Director
J. W. Meeker	President
J. S. Aubin	Executive Vice President
K. S. Parker	Senior Vice President
T. L. Rittenhouse	Senior Vice President
G. N. Bartlett	Vice President
G. C. Beall	Vice President
Joseph Bulkeley	Vice President
R. J. Cannon	Vice President
W. P. Collins	Vice President
C. E. Copeland	Vice President
J. H. Handley	Vice President
L. C. Krumwiede	Vice President
T. W. Ryan	Vice President
G. A. Svendsen	Vice President
O. F. Childress	Treasurer
G. E. Williams	Secretary
D. R. Middleton	Assistant Secretary
T. H. Reed	Assistant Secretary
R. J. Waters	Assistant Secretary

Recreation Centers of Sun City, Inc., is an independent association of Sun City residents and as such is not under the direction, supervision or control of the Del E. Webb Development Co. The Association has no sponsor in the sense that the term sponsor is commonly used. For purposes of applicable New York State laws, however, the Del E. Webb Development Co., may be considered to be a Statutory Sponsor.

VI. RECREATIONAL AND OTHER FACILITIES

The major function and purpose of the Recreation Centers of Sun City, Inc., is the ownership and management of the following recreational facilities.

Oakmont Recreational Center—107th Avenue and Oakmont Drive.

This community recreational facility consists of one building which contains an auditorium and men's club, two separate arts and crafts buildings, a swimming pool, fourteen shuffleboard courts, a lawn bowling green, patio, grounds, parking and service areas.

Fairway Recreational Center—107th Avenue and Peoria Avenue.

This community recreational facility consists of an auditorium building, office and lounge building, club room building, three arts and crafts buildings, swimming pool, nine shuffleboard courts, a lawn bowling green, patio, grounds, parking and service areas.

Mountain View Recreational Center—107th Avenue and Mountain View Road.

This community recreational facility consists of an auditorium building, a therapy pool building, swimming pool, twelve shuffleboard courts, a lawn bowling green, a miniature golf course, patio, grounds, parking and service areas.

Lakeview Center—Del Webb Boulevard and Thunderbird Boulevard.

This community recreational facility consists of a large circular, two story building containing an auditorium, arts and crafts areas, a lounge, the Organization's general offices, two therapy pools, and in the center, a swimming pool. In addition, there are twenty-four shuffleboard courts, two lawn bowling greens, a miniature golf course, boat dock, four tennis courts, patio, grounds, parking, and service areas.

Lakeview Lanes Bowling Alley—10502 West Thunderbird Boulevard.

This recreational facility consists of a sixteen lane bowling alley, nineteen billiard and pool tables, a snack bar and parking area.

Sundial Recreational Center—103rd Avenue and Boswell Road.

This community recreational facility consists of a large rectangular building containing an auditorium, arts and crafts areas, a men's club, billiard and poolroom, two attached social halls each capable of opening on to the auditorium, a covered mall, a large indoor swimming pool, two therapy pools, ten indoor shuffleboard courts and an artificial turf lawn bowling green. In addition, there is a miniature golf course, and grounds, parking and service areas. As was the case with the other centers, Del. E. Webb Development Co., will financially subsidize this facility until such time as there were a sufficient number of new residents to enable the facility to be self-supporting. Del E. Webb Development Co. deeded this facility to the Association in June, 1973.

Bell Recreational Center—99th Avenue and Hutton Drive.

This new recreation facility was completed in April, 1976. The Center consists of a library building and a series of grouped buildings and areas, such as an arts and crafts area, sports areas containing indoor billiards, bowling, shuffleboard, table tennis, handball, and exercise and dressing rooms; and outdoor lawn bowling, tennis courts, bocci courts, mini-golf, swimming pool and a volley ball court.

Other areas contain therapy pools, a social hall, and metal and woodworking shops. As was the case with the other centers, this center is financially subsidized by the Del E. Webb Development Co., until such time as there are sufficient number of new residents to enable the facility to be self-supporting.

Riverview, Willowbrook, Willowcreek, Lakes East, Lakes West, South and North Golf Courses, Sun City, Arizona.

On September 22, 1975 a contract was entered into covering the transfer of 7 public golf courses and Viewpoint Lake to Recreation Centers on June 1, 1977. These properties consist of 5 full size 18-hole golf courses, 2 executive 18-hole golf courses, Viewpoint Lake, waterwells and distribution systems for the lakes and sprinkler systems for the golf courses. On June 1, 1977 full ownership and operation will be turned over to the Recreation Centers in accordance with these agreements. For a stipulated period, certain personnel assistance is being made available by the Del E. Webb Development Co.

Lakes

There are at present two man-made lakes in the community. Viewpoint Lake covers approximately 33 acres, and is situated immediately adjacent to the Lakeview Center Community Recreational Facility and the Lakeview Lanes Bowling Alley. All members of the Association have access to this Lake for boating or fishing.

Although the title to this lake is currently vested in the Arizona Title Insurance and Trust Company, as Trustee, and will be turned over to the Recreation Centers on June 1, 1977, the affairs of the lake are currently administrated by and will continue to be administrated by a three member Board of Management of a lake front property owners association. The Board is composed of a representative of the Recreation Centers of Sun City, Inc., a representative of the individual lake front property owners, and a representative of the Del E. Webb Development Co.

A second lake known as Dawn Lake, covering approximately 37 acres, is a private lake for the use and enjoyment only of the abutting property owners. All of this property has now been purchased and, consequently, a meeting of the property owners was held and a property owners association known as the Dawn Lake Home Owners Association was established and a Board of Management selected to administer the affairs of this lake.

Water for each lake is supplied from wells that were formerly used for agricultural irrigation purposes. The well, pump and water distribution system located on the Lakes East and Lakes West golf courses will be transferred to Recreation Centers on June 1, 1977 and shall continue to be used to supply Viewpoint and Dawn Lakes, and the evaporation and seepage losses from the lake shall be determined by Centers and the owners of property fronting on Viewpoint Lake shall be charged for actual pumping costs as recorded in paragraphs five, six and seven of the Declaration of Restrictions, Docket #7745, Page 669. These wells are located on properties which are still owned by Del E. Webb Development Co. As a consequence of the natural storage facilities provided by these lakes, a plentiful supply of irrigation water is available for two of the golf courses located in the community..

Each lake is lined with 10 mil polyethelene which is, in turn, covered by approximately one foot of earth. The banks are coated with shot-crete to a depth of four feet below the surface of the water. The

measured seepage rate is approximately two inches per month, which is considered a negligible amount. Del E. Webb Development Co., has undertaken the responsibility for the repair and maintenance of Viewpoint Lake until such time as it is conveyed.

Records maintained over six years indicate that water loss from evaporation has approximated 72 inches per year, which is considered average for lakes located in this area. There is no reason to expect that this rate will vary significantly in the future.

When Del E. Webb Development Co., has deeded title to the various recreational facilities in the past, title insurance policies have not been a part of the transactions. It is expected that a similar practice will prevail in the future. If title policies are desired, they will be provided at the expense of Recreation Centers of Sun City, Inc.

Del E. Webb Development Co., represents that all contractual improvements constructed for, and deeded to, the Recreation Centers of Sun City, Inc., or its predecessors, met all existing zoning and health requirements of Maricopa County, Arizona.

VII. RULES FOR CLUB ORGANIZATION

Pursuant to the By-Laws of the Association, clubs may be chartered and formed under the auspices of Recreation Centers of Sun City, Inc., for such purposes as sewing, bridge and other games, and various hobbies, etc. These clubs may have exclusive use of certain Association facilities at various specified times. Attached hereto as Exhibit F are the Rules for Club Organization.

VIII. AVAILABILITY OF VARIOUS DOCUMENTS

The Master Agreement, the Seventh Supplemental Agreement, covering Bell Recreation Center, the Trust Agreement covering transfer of seven public golf courses to Recreation Centers of Sun City on June 1, 1977 and the General Plan for the Community are on file and may be inspected at the sales office of Del E. Webb Development Co., located at 17400 N. Del Webb Boulevard, Sun City, Arizona.

IX. PRESENT DIRECTORS AND OFFICERS OF RECREATION CENTERS OF SUN CITY, INC.

The following are all of the Directors of the Association. Those who also serve in the capacity of an Officer are so indicated.

Philip T. Bear, *President*

William Dewey, *Treasurer*

Wilbur Erickson

Anthony Frank

J. William Lloyd, Jr., *Secretary*

Ernest Mehl

Joseph Vettel, *Vice President*

James Wormley

EXHIBIT A

SUN CITY COMMUNITY FACILITIES AGREEMENT

TO: RECREATION CENTERS OF SUN CITY, INC.
A non-profit corporation (formerly
Sun City Community Association, Inc.)

Unit No. _____
Lot No. _____
Sun City,
Maricopa County, Arizona

In consideration of my purchase of the above-described property and of your making available, operating, and maintaining certain community recreational facilities for Sun City Residents, I agree as follows:

1. To pay in advance your standard annual assessment covering the cost of operating, maintaining, and developing the common community recreational facilities at Sun City. I understand that the current assessment is \$30 per year per person and that your board of directors may vary the amount of the assessment from year to year.

2. I will pay the first assessment through escrow on purchase of my property and annually thereafter as long as I own said property.

3. Since the facilities are maintained for use by all the home owners and residents of Sun City, I agree to pay the assessment regardless of my use or non-use of the facilities.

4. Upon making any sale or agreement to sell my property, I will require the purchaser to execute and deliver to you upon the close of escrow an agreement on your usual form whereby the purchaser agrees to pay future assessments.

5. If any assessment is not paid by me within 90 days after it becomes delinquent you may then record this agreement and you shall thereupon have a lien on my property to secure the payment of the assessments, which lien may be foreclosed in the manner of the foreclosure of a mortgage. Such lien shall be subordinate to the lien of any mortgage or deed of trust now or hereafter placed on the property and shall be released of record upon payment of all delinquencies.

6. If I allow any assessment to be delinquent over 90 days and you record this agreement, I agree to pay all recording fees and other collection costs and fees incurred by you.

Dated this _____ day of _____, 197____

Purchaser

Purchaser

STATE OF ARIZONA }
COUNTY OF MARICOPA } ss.:

The foregoing agreement was acknowledged before me this _____ day of _____, 197____,
by _____

My commission expires:

Notary Public

EXHIBIT B

ARTICLES OF INCORPORATION As Amended of RECREATION CENTERS OF SUN CITY, INC.

ARTICLE I

The name of this Corporation shall be Recreation Centers of Sun City, Inc., and its principal place of business shall be at Sun City, Maricopa County, Arizona.

Members of the Corporation shall be limited to homeowners or residents of Sun City, Arizona.

Sun City is all of the area shown on the plan titled "Sun City General Plan, Maricopa County, Arizona" as prepared by the Del E. Webb Development Co. and dated July 1972.

ARTICLE II

The names, residences and post office addresses of the incorporators are as follows:

<u>Name</u>	<u>Residence — Post Office Address</u>
Lin Price	10716 Abbott Avenue, Sun City, Arizona
George C. Wilson	10201 105th Drive, Sun City, Arizona
James M. Cullum	11001 Sun City Blvd., Sun City, Arizona
Esther R. Morris	10315 Corte Del Sol Este, Sun City, Arizona
Bertha M. Cox	10720 Crosby Drive, Sun City, Arizona
Alfred R. Voelker	10824 Crosby Drive, Sun City, Arizona
John W. Prather	10144 Pinehurst Drive, Sun City, Arizona
Gerald W. McCarty	11609 Balboa Drive, Sun City, Arizona
John R. Mead	10413 Clair Drive, Sun City, Arizona
Leo J. Wilson	11807 Hacienda Drive, Sun City, Arizona
Walter F. Schott	12045 Cherry Hills Drive, Sun City, Arizona
Phil T. Ewan	12451 Augusta Drive, Sun City, Arizona

ARTICLE III

The general nature of the business in which the corporation is engaged is as follows:

To do anything and everything lawfully necessary in the interest of the members of the corporation, including, without limitation, the following:

1. To establish and conduct a general social, cultural, recreational and amusement enterprise for the benefit of its members and do anything and everything lawfully necessary or convenient to accomplish such purpose, including, but not by way of limitation, to purchase, acquire, develop, sell, lease, own, operate and manage theaters, playhouses, agricultural projects, riding stables and

corrals, libraries, opera houses, golf courses, baseball and football games, tennis courts, dancing facilities, lawn bowling rinks, horseshoe pits, croquet courts, travel clubs, card games, shuffleboard, swimming pools, skating rinks, lecture and conference rooms, and facilities and equipment for such arts and crafts as ceramic work, sewing, woodworking, leathercraft, lapidary, photography, fine arts, jewelry, shellcraft, mosaics, etc., and any and all facilities necessary or incidental to accomplish the general purposes of the corporation.

2. To coordinate, implement and aid the various recreational and social clubs which are now or which may become duly recognized as such by this corporation.

3. To promote cooperation in all matters of interest and benefit to the residents and/or homeowners of the area within the bounds set out in Article I, who become and remain members of this corporation.

4. To contract, coordinate or operate, with other organizations, associations, corporations or individuals in carrying out and conducting the activities and endeavors for which this corporation is formed and in effecting the benefits and results sought to be gained.

5. To purchase, lease, option, contract for or otherwise acquire, take, own, hold, exchange, sell or otherwise dispose of, pledge, mortgage, hypothecate, encumber any and all classes of property necessary to the fulfillment and furtherance of the objects and purposes of the corporation within the limits prescribed by law.

6. To issue such notes, bonds, debentures, contracts, or other security or evidence of indebtedness upon such terms and conditions and in such manner and form as may be prescribed or determined by the Board of Directors, within the limitations prescribed by Article VIII hereof.

7. To purchase, acquire, own, hold, sell, assign, transfer, mortgage, pledge or otherwise acquire, dispose of, hold or deal in the shares of stocks, bonds, debentures, notes or other security or evidence of indebtedness of this or any other corporation, association or individual, and to exercise all the rights, powers and privileges of ownership, including the right to vote thereon, to the same extent as a natural person might or could do.

8. To lend or invest its funds, with or without security, upon such terms and conditions as shall be prescribed or determined by the Board of Directors.

9. To borrow money and to issue bonds, debentures, notes, contracts and other evidences of indebtedness or obligation, and from time to time for any lawful purpose to mortgage, pledge and otherwise charge any or all of its properties, property rights and assets to secure the payment thereof.

10. To act as surety or guarantor, agent, trustee, broker or in any other fiduciary capacity.

11. To make and to perform contracts of every kind and description, and in carrying on its business, or for the purpose of attaining and furthering any of its objects, to do any and all things which a natural person might or could do, and which now or hereafter may be authorized by law, and in general to do and perform such acts and things, and to have and exercise all the powers and to transact such business in connection with the foregoing objects as may be necessary and required.

12. To do all and everything necessary, suitable, or proper for the accomplishment of any of the purposes or attainment of any of the objects hereinabove enumerated, either alone or in association or partnership with other corporations, firms and individuals, as principals, agents, brokers, contractors,

trustees, or otherwise, and in general to engage in any and all lawful business that may be necessary or convenient in carrying on the business of said corporation and for the purposes pertaining thereto, and to do any and every other act or acts, thing or things, incidental to, growing out of, or connected with said business, or any part or parts thereof; the designation of any object or purpose therein shall not be construed to be a limitation for qualifications or in any manner or limit or restrict the purposes and objects of the corporation.

13. To transact any or all lawful business for which non-profit corporations may be incorporated under the laws of the State of Arizona and in pursuance thereof to exercise any or all powers granted to corporations in general under the laws of the State of Arizona.

ARTICLE IV

This corporation shall have no power to issue capital stock, and no dividends or pecuniary profits shall be declared or inure to any member, director, officer of the corporation, or any private individual (except that reasonable compensation may be paid for services rendered to or for the corporation affecting one or more of its purposes), and no member, director, officer of the corporation, or any private individual, shall be entitled to share in the distribution of any of the corporate assets on dissolution of the corporation.

ARTICLE V

This corporation shall have perpetual succession by its corporate name.

ARTICLE VI

No membership or certificate of membership shall be transferable and no assignee or transferee thereof, whether by operation of law or otherwise, shall be entitled to membership in this corporation or, to any property rights or interest therein, except as shall be provided in the bylaws of the corporation. Any person ceasing to be a member shall forfeit all rights and privileges of membership and all rights or interest in the corporation absolutely, except as shall be provided in the bylaws of the corporation.

ARTICLE VII

The affairs of the corporation shall be conducted by a Board of Directors and such officers as the Board may elect or appoint. The Board shall select from its own members a president, vice-president, secretary and a treasurer. It may select an assistant treasurer who may or may not be a member of the Board. All officers shall be elected at the first meeting of the Board of Directors in January of each year and shall hold office for a period of one year and until their successors are elected and qualified. The number of directors shall be nine (9). Directors shall be elected by the members at an annual election to be held on the first Thursday of December of each year.

Three (3) Directors shall be elected each year to serve for a term of three (3) years and shall serve until their successors are elected and qualified all as prescribed in the bylaws of the corporation. No member may be re-elected or appointed to the board who has been elected to a three-year term served an elective term or appointive term of two or more years.

The Directors shall have the power to adopt bylaws for the corporation which may cover any subject and may supplement and add to the provisions of these Articles of Incorporation so long as they are not in direct conflict with any of the provisions herein contained.

The bylaws may be amended, modified, revised or revoked by the Directors or by the members. In the event of conflict concerning the bylaws as amended, modified, revised, or revoked by the Directors, the action of the members shall prevail.

The Directors shall have power to fill vacancies occurring in the board or in any office. The Board may appoint from its own number an executive committee and invest such committee with such powers as may be approved by the Directors.

The bylaws of the corporation shall prescribe the qualifications of members and the terms of admission to membership, provided that the voting rights of all members shall be equal and all members shall have equal rights and privileges and be subject to equal responsibilities. Such bylaws shall also provide the method for determining assessments to be paid by the members.

ARTICLE VIII

The highest amount of indebtedness or liability, direct or contingent, to which the corporation may at any time subject itself shall be limited to \$250,000 or any greater amount which may be authorized by three fourths of the members present at a duly called and noticed meeting of the membership, or in such amounts as may be authorized by the Arizona Corporation Commission.

ARTICLE IX

The private property of the members, directors and officers of this corporation shall be forever exempt from the debts and obligations of the corporation.

ARTICLE X

In the event of the dissolution or winding up of the corporation, all assets not otherwise disposed of and not subject to any trust, shall be transferred as the Board of Directors may then decide for carrying out the purposes or similar purposes of this corporation.

ARTICLE XI

These Articles of Incorporation may be amended at any meeting of the members called for that purpose by the Board of Directors or by a petition of at least two (2%) percent of the total membership as of the 1st day of the preceding July. Amendments shall be adopted by an affirmative vote of a majority of the members of the corporation present at that meeting. Notice of any proposed amendment shall be given by written notice published, posted, and noticed as required by the laws of the State of Arizona and by compliance with any additional requirements required by the bylaws of the corporation.

ARTICLE XII

Ida M. Abrisch, whose address is in Sun City, Arizona, and who has been a bona fide resident of the State of Arizona for more than three (3) years last past, is hereby appointed and designated Statutory Agent of the Corporation for the State of Arizona, upon whom service of process may be had. This appointment may be revoked at any time by filing the appointment of another agent.

EXHIBIT C
BY-LAWS
RECREATION CENTERS OF SUN CITY, INC.
As Amended
(Hereinafter known as "Corporation")

ARTICLE I—OFFICE

The principal office for the transaction of business of the Corporation shall be located in Sun City, Arizona.

ARTICLE II—MEMBERSHIP

SECTION 1. (a) Members shall be homeowners and/or residents of property located in the area titled "Sun City General Plan, Maricopa County, Arizona," as prepared by the Del E. Webb Development Company and dated November, 1974, with subsequent amendments thereto, who meet the following qualifications:

(1) One member of the family of each Sun City residence must be 50 years of age or older in order to qualify anyone living in that residence for membership in Recreation Centers of Sun City, Inc.;

(2) *No person under 18 years of age* shall be entitled to be a member of Recreation Centers of Sun City, Inc.;

(3) Residents of Sun Valley Lodge who were members in good standing at the time of moving to the Lodge may continue their memberships by payment of the current annual assessments;

(4) Any person over 25 and under 50 years of age who has been issued a membership card in Recreation Centers of Sun City, Inc., may continue to be eligible for membership in Recreation Centers of Sun City, Inc., as long as such person is a resident of Sun City and pays the current annual assessment;

(5) Any person under 50 years of age who does not hold a membership card in Recreation Centers of Sun City, Inc., and who acquires property in Sun City by purchase or inheritance is not eligible for membership in Recreation Centers of Sun City, Inc. Anyone renting the property so purchased or inherited will be eligible for membership in Recreation Centers of Sun City, Inc., provided such renter meets the membership age requirements applicable to all homeowners or residents of Sun City property and, provided further, that the owner of the property so rented has executed a Recreation Centers facilities agreement and has paid the current annual assessment.

(b) Memberships shall not be transferable.

(c) A member must be current in the payment of the annual assessments to validate the membership and to entitle the member to all rights and privileges of same.

(d) For the purposes of this Section, a resident is defined as any occupant other than a homeowner who is over 25 years of age and domiciled in a house or apartment in Sun City for more than six months of a calendar year.

SECTION 2. (a) Privileges of members shall be to vote, to hold office, to use all available facilities, subject to the rules and regulations of the Corporation or approved for the chartered clubs, to become members of all clubs of the Corporation and to participate in all activities of said clubs. Members shall have certain guest privileges as provided in the rules and regulations of the Corporation.

(b) No member shall be denied the use of any facilities furnished by the Corporation even though he has no membership in any chartered club, and no chartered club shall have any rule or regulation, except those for the safety of persons and/or protection of property, prohibiting the use of any facility by such member.

(c) No member or group of members, whether or not sponsored by a chartered club, or any other person or persons, shall so conduct themselves in or on Corporation property as to jeopardize the rights and privileges of other Corporation members, their guests or any other person or persons. A cease and desist order may be issued by the Corporation Board of Directors against such infractions and, upon failure of such infractors to comply with said order, denial of the use of Corporation property for such practices may be ordered by the Board.

SECTION 3. (a) The annual assessment for each member shall be determined by the Board of Directors. Such assessments shall be due and payable in advance on January 1st of each year or on the anniversary date when membership in the Corporation began.

(b) On rental property, the annual assessment shall be paid by the homeowner and renter cards may be issued. Homeowners card(s) will be held by the Corporation during the period for which renter cards are issued.

SECTION 4. (a) A membership may be suspended or the member expelled by the Board of Directors, after a hearing by the Board, for non-compliance by such member with the provisions of the Articles of Incorporation, Bylaws, or Rules and Regulations.

(b) Application for reinstatement may be filed with the Board of Directors after such suspension or expulsion has been effective for thirty (30) days. During the period of suspension or expulsion, such member shall have no rights to utilize any of the facilities of the Corporation.

ARTICLE III—MEETINGS

SECTION 1. (a) Meetings of the membership of the Corporation shall be held each year on the third Monday of the months of January, May, September and November.

(b) The annual election by the membership for directors of the Corporation shall be held on the first Thursday in December.

(c) Two percent (2%) of the total membership as of the preceding July 1st may file a request with the Secretary of the Board of Directors for a special meeting, stating the reason for the meeting. Within ten (10) days after receiving such request, the President shall call a special meeting to be held within 30 days.

(d) A quorum for any meeting shall consist of not less than one hundred (100) members. A quorum shall be presumed in the absence of a challenge. "If, however, such quorum shall not be present or represented at any meeting of the members, the members entitled to vote at such meeting

shall have the power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum shall be present or represented. At such adjourned meeting at which a quorum shall be present or represented any business may be transacted which might have been transacted at the meeting as originally notified."

(e) At any meeting of the members, a member may vote by proxy executed in writing by the member. Such proxy shall be filed with the Secretary of the Corporation prior to, or at the time of the meeting. No proxy shall be valid three months after the date of its execution.

(f) New proposals or matters brought before a membership meeting for action, shall, if not previously considered by the Board of Directors, be referred at the request of the President to the Board for study before action is taken. Any such item shall then be referred back to the membership by the Board at the next regular meeting.

(g) At all meetings of the Corporation, Robert's Rules of Order shall prevail.

ARTICLE IV—BOARD OF DIRECTORS

SECTION 1. There shall be nine directors, including the officers, none of whom shall receive compensation of any kind for his or her service to the Corporation as a director. At the regular Board meeting in January of each year, the newly elected directors shall be installed and the members of the Board shall then select from their own number by ballot the four officers listed in Article V who shall serve during that calendar year and until their successors are chosen and installed.

SECTION 2. The term of office for a director shall be three (3) years. At the annual election, three (3) directors shall be elected, each to serve a term of three (3) years. No member shall be re-elected or appointed to the Board who has been elected to a three-year term, served an elective term or appointive term of two years.

SECTION 3. Regular meeting of the Board of Directors shall be held on the second Tuesday of each month at 9:00 a.m., unless otherwise specified by the President, who shall preside at all meetings. Two-thirds of the members of the Board shall constitute a quorum.

SECTION 4. The Board of Directors shall hold and administer the assets, and shall direct, control, manage, and supervise the business and affairs of the Corporation.

SECTION 5. The Board of Directors shall have authority to make rules and regulations as deemed expedient and within the authority as outlined in the Articles of Incorporation and the Bylaws, as amended. There shall be copies of the complete Rules and Regulations available to all members of the Corporation in the Corporation offices at all hours when such offices are open for business, but such copies may not be removed from the premises.

SECTION 6. The Board of Directors shall have authority to contract for and terminate the services of a General Manager.

ARTICLE V—OFFICERS

SECTION 1. The officers of the Corporation shall be President, Vice President, Secretary, and Treasurer.

SECTION 2. President. The President shall be Chairman of the Board of Directors and shall preside at and conduct all meetings by a formal order of business. He shall have general supervision and direction of the affairs of the Corporation in accordance with the Articles of Incorporation, the Bylaws, and Rules and Regulations; shall have authority to administer all matters not otherwise expressly delegated; shall appoint all Committee Chairmen (with the consent and approval of the Board), except the Nominating and Balloting Committee, and shall call all special meetings of the Corporation and/or Board of Directors. He shall execute bonds, mortgages and other contracts requiring a seal, under the seal of the Corporation except where required or permitted by law to be otherwise signed and executed and except where the signing and execution thereof shall be expressly delegated by the Board of Directors to some other officer or agent of the Corporation.

SECTION 3. Vice President. The Vice President shall perform the duties of the President during the latter's absence.

SECTION 4. Secretary. The Secretary shall keep a record of the minutes of the meetings and shall perform such other duties as ordinarily pertain to that office.

SECTION 5. Treasurer. (a) The Treasurer shall be the custodian of all funds of the Corporation and shall collect and disburse the same and keep a financial record thereof as prescribed by the Board of Directors, and deposit them to the account of Recreation Centers of Sun City, Inc., in savings accounts or checking accounts in such bank or banks and Savings & Loan Institutions which are federally insured, U. S. Treasury Notes, Certificates of Deposits, or other obligations of the Federal Government or agencies thereof, as designated by the Board of Directors; shall sign all checks which shall be countersigned by the President or such other officers or Board members as may be designated by the Board of Directors; shall issue financial statements when required, including regularly scheduled Corporation meetings, and perform such other duties as ordinarily pertain to that office. His financial records shall be audited at the close of the fiscal year by a certified public accountant, as selected by the Board of Directors.

(b) The Board of Directors may appoint an Assistant Treasurer who shall, in the absence or incapacity of the Treasurer, have the powers, duties, and the responsibilities of the Treasurer, but shall receive no compensation therefor.

(c) In the event of the absence of both the Treasurer and the Assistant Treasurer, any member of the Board who has been designated by the Board to countersign checks may become a signatory during such absence.

SECTION 6. All officers, Board members, Committee chairmen and members, and employees who are in any way involved in the handling of Corporation funds, and the paid managerial personnel of the Corporation may be bonded in a sum to be determined by the Board of Directors.

ARTICLE VI—VACANCIES

SECTION 1. Vacancy. The Board of Directors may declare vacant the position of any officer or director who, without good and sufficient reasons acceptable to the remaining members of the Board, is absent from three or more consecutive regular meetings of the Board.

SECTION 2. (a) Replacement. A vacancy on the Board of Directors, or in any office, because of death, resignation, removal, disqualification or otherwise, shall be filled by the Board of Directors by appointment of a member of the Corporation to serve for the unexpired term of his predecessor.

(b) Should an elected director fail to assume office by reason of death, disability, or declination prior to the beginning date of the term to which elected, then the unsuccessful candidate in such election receiving the next highest number of votes shall be deemed elected in his stead.

ARTICLE VII—COMMITTEES

SECTION 1. (a) The President shall be empowered to appoint, with the consent and approval of the Board, such committees as he may deem necessary to properly and effectively carry on the affairs of the Corporation, but it shall be mandatory, at the next regular Board meeting after election of the President, that the following standing committees be appointed: Finance-Budget Committee, Properties Committee, Club Organization Committee, Credentials Committee, and Committee on Committees. All standing committees shall have not less than five members with a member of the Board as chairman of each. The chairman shall select the other members of the Committee, one of whom may be a Director, with the others being selected from the membership at large. This requirement shall include all committees, standing and special, with the following exceptions: Those committees appointed by the President from time to time to serve a single and limited purpose; also the Nominating and Balloting Committees which are specifically provided for in Articles IX and X, respectively, of these Bylaws. The President shall name a director of public relations and an assistant, both shall be Board members.

(b) FINANCE BUDGET COMMITTEE—Will have general control of the financial policy, subject to the approval of the Board of Directors, including ways and means for obtaining funds necessary to meet the authorized budget for carrying out the work of the Corporation. Will present in writing at the November-December Board meeting each year an itemized estimate of the income and expenses for the ensuing year which, upon approval of the Board of Directors, shall become the authorized budget for that year, and no obligation beyond the amount thus authorized shall be incurred by any committee or agent of the Corporation unless specially authorized by the Board of Directors. Subject to approval by the Board, revisions in any budget may be made at any time and such revised budget shall become the authorized budget.

(c) PROPERTIES COMMITTEE—This committee shall conduct at least once every ninety (90) days a complete inspection of all the Corporation physical properties, including the buildings, equipment and grounds, to determine if same are safe, are being properly cared for, and are in good condition. After each inspection, the chairman shall make a report in writing to the Board of Directors of the status of the facilities, including any recommendations that may be necessary for the better preservation and care of the facilities, or replacements of equipment as needed. Will be composed of members particularly skilled in the various technical requirements to function properly. The committee shall have no other authority.

(d) COMMITTEE ON COMMITTEES—Will recommend qualified persons to the President for committee membership, and conduct nominating procedure as outlined in Article IX of these Bylaws.

(e) CLUB ORGANIZATION COMMITTEE—Will review and recommend to the Board of Directors action to be taken with respect to club applications. This committee will also promulgate and recommend rules and regulations for the administration of proper relationships between the Corporation and its chartered clubs.

(f) PUBLIC RELATIONS DIRECTOR—Will serve as liaison between the Board and the news and other media and the membership in the dissemination of information regarding the activities, facilities and services of the Corporation.

(g) CREDENTIALS COMMITTEE—The purpose of this committee would be to determine if a quorum exists and to determine if any proxies which may be issued are valid and other matters which are normally handled by a Credentials Committee.

ARTICLE VIII—CHARTERED CLUBS

SECTION 1. Any group of members interested in pursuing a particular hobby, avocation, or field of interest may join together for the purpose of pursuing said interest and may request the Board of Directors to license them as a Chartered Club. Requirements for chartering, as well as duties, responsibilities and authorities of such clubs shall be as outlined in the "Club Organization" section of the Rules & Regulations. There shall be no conflict of Chartered Club rules and regulations with the Articles of Incorporation and Bylaws and Club Organization Rules, and any amendments thereto. These club rules and regulations shall be posted at all times on the Corporation bulletin boards and will be available to all clubs and organizations and individuals using Corporation facilities.

Any Chartered Club or organization which cannot reasonably comply with the above requirements may request an exemption from the Board. Action by the Board shall be final.

Any Chartered Club of the Corporation may have its charter revoked by a majority vote of the Board of Directors.

ARTICLE IX—NOMINATION PROCEDURE

SECTION 1. A Nominating Committee of nine (9) members shall make nominations at the Corporation membership meeting in November of each year. Nominations shall be made to conform with the provisions of Article IV.

SECTION 2. The Nominating Committee shall consist only of members in good standing, to be chosen as follows:

(a) Not later than September 15 of each year, each Chartered Club shall submit in writing the name of one of its members to the Chairman of the Committee on Committees for consideration as a member of the Nominating Committee.

(b) The Committee on Committees shall transmit to the Board of Directors not later than October 1 at least fifteen (15) of the submitted names.

(c) The Board of Directors, not later than its regular October meeting, shall select five (5) names from the list submitted and, in addition, the Committee on Committees shall select four (4) names to represent the membership at large. These nine (9) persons shall serve as the Nominating Committee, and the Board shall arrange appropriate announcement of the same.

(d) The President shall call the first meeting of the Nominating Committee by giving written notice to each member of the Committee ten (10) or more days (excluding Saturdays, Sundays, or holidays) prior to the date of such first meeting. A copy of such notice shall be posted on the corporation bulletin boards and at the General Offices of Recreation Centers ten (10) or more days (excluding Saturdays, Sundays, or Holidays) prior to the date of such first meeting.

SECTION 3. (a) Within five (5) days (excluding Saturdays, Sundays, or holidays) after the date set for the first meeting of the Nominating Committee as provided in Section 2 (d), any member of Recreation Centers of Sun City, Inc., may submit the name of one or more prospective candidates for board positions to the Nominating Committee. The name of each such prospective candidate shall be submitted in writing to the Nominating Committee at the General Office of Recreation Centers of Sun City, Inc., together with a resume of the background and qualifications of such candidate.

(b) The Nominating Committee shall, by personal interview and such interrogation as they may deem necessary, carefully review the qualifications of all prospective candidates whose names have been sent to them. The Nominating Committee shall then prepare a slate of not less than two (2) persons for each board position to be filled at the upcoming election. The Nominating Committee shall obtain certification as to the eligibility of each nominee from the General Office.

(c) An announcement shall be made at the November meeting of the date or dates, hours, and places of voting. The election will be held on the first Thursday of December.

SECTION 4. A candidate and/or nominee must be a Corporation member in good standing and a resident of the Corporation area. No member of the Nominating Committee may be nominated. Any person nominated shall declare his availability for attendance at necessary meetings of the Board and shall make himself available for any office to which the Board may elect him.

SECTION 5. There shall be no members of the Board on the Nominating Committee.

ARTICLE X—VOTING PROCEDURE

SECTION 1. A voice or standing vote or show of hands shall prevail on all matters of business, except as follows when a ballot will be required:

- (a) The election of all directors.
- (b) When a majority of the Board of Directors request a ballot vote.
- (c) When a ballot is requested by a majority vote of the eligible members of the Corporation at any meeting.

SECTION 2. When a ballot vote is required on (a) or (b) above, the following will apply:

(a) Voting shall proceed under supervision of the Balloting Committee composed of seven (7) members or more of the Corporation who are appointed by the Board of Directors.

(b) At least two (2) members of the Balloting Committee shall be in attendance at all times during voting and they shall determine eligibility (Article II of the Bylaws) of all voters, issue all official ballots and witness the casting of the ballots.

(c) Ballot boxes shall remain sealed until all votes are cast, then opened and votes tabulated in the presence of at least three (3) members of the Balloting Committee. Upon completion of the tabulation

of ballots, the results shall be certified by balloting chairman to the Board and officially posted on Corporation bulletin boards.

(d) Any Corporation member may be present as an observer at the tabulation of votes.

SECTION 3. (a) An eligible voter (Article II of Bylaws), if he will be absent from Maricopa County on the date set for balloting, may cast an absentee ballot at the place or time, or by mail, as designated by the Balloting Committee, but not more than fourteen (14) days nor less than three (3) days prior to the voting date.

(b) When requested by an ill or incapacitated eligible voter (Article II of Bylaws) not more than five (5) days nor less than two (2) days prior to the voting date, any two members of the Balloting Committee shall take an official ballot and a sealed ballot box to him and witness the casting of his absentee ballot.

(c) Ballot boxes containing absentee votes shall be opened and the ballots tabulated at the same time and place and under the same conditions as the regular ballots.

(d) Following tabulation, all ballots will be sealed and stored for a period of thirty (30) days, in custody of the Board of Directors.

ARTICLE XI — AMENDMENTS

SECTION 1. (a) Action on changes and/or amendments to the bylaws may be initiated by the Board of Directors or by petition of at least two (2%) percent of the total membership as of the preceding July 1st. These bylaws may be amended, modified, revised or revoked by the Board of Directors, or by the members.

(b) These bylaws may be amended at any meeting of the members called for that purpose by the Board of Directors or by a petition of at least two (2%) percent of the total membership as of the preceding July 1st, and by an affirmative vote of a majority of the members voting at that meeting. Notice of any proposed amendment or amendments shall be given by written notice to the Directors at least ten (10) days prior to a regular Board meeting. Such proposed amendments shall be posted upon the Corporation bulletin boards two weeks prior to the Corporation membership meeting.

(c) Voting procedures outlined in Article X shall apply.

ARTICLE XII — RESTRICTION

SECTION 1. No Article, Section, or sub-Section in these Bylaws shall be in conflict with the Articles of Incorporation, as amended.

ADOPTED May 6, 1968
AMENDED Sept. 14, 1970
AMENDED May 10, 1971
AMENDED Sept. 11, 1972
AMENDED Oct. 11, 1973
AMENDED June 10, 1974

AMENDED May 20, 1975
AMENDED July 14, 1975
AMENDED September 9, 1975
AMENDED October 14, 1975
AMENDED December 14, 1976

EXHIBIT D

Estimated 1977 Budgets

RECREATION CENTERS OF SUN CITY, INC.

	Phase I 1977 Budget	Phase II 1977 Budget	Sundial 1977 Budget (See Phase II)	Bell 1977 Budget (See Phase II)	Lakeview Lanes 1977 Budget	Bell Lanes 1977 Budget
SOURCES OF FUNDS:						
Current Assessments	\$357,700	\$840,789	\$ —	\$ —	\$ —	\$ —
Hall Rental	12,000	15,000	—	—	—	—
Movie Income—Net	2,500	—	—	—	—	—
Interest Earned	24,000	25,000	—	—	3,600	—
Interest Equivalent	2,630	12,000	—	—	—	—
Club Donations	5,000	15,000	—	—	—	—
Other Income	1,750	5,000	—	—	3,065	5,200
League Bowling	—	—	—	—	105,000	100,000
Open Bowling	—	—	—	—	80,000	80,000
Shoe & Locker Rental	—	—	—	—	2,500	2,500
Vending Machine	—	—	—	—	250	500
Merchandise Sales	—	—	—	—	3,500	2,750
Total	<u>\$405,580</u>	<u>\$912,789</u>	<u>\$ —</u>	<u>\$ —</u>	<u>\$197,915</u>	<u>\$190,950</u>
Transfer from Bingo Operation	4,500	10,500	—	—	—	—
Totals	<u>\$410,080</u>	<u>\$923,289</u>	<u>\$ —</u>	<u>\$ —</u>	<u>\$ —</u>	<u>\$ —</u>
USES OF FUNDS:						
		(Lakeview Only)	(Sundial Only)	(Bell Only)		
Cost of Merchandise Sales	\$ —	\$ —	\$ —	\$ —	\$ 2,700	\$ 2,060
Salaries:						
Manager	\$ 5,760	\$ 4,450	\$ 4,450	\$ 4,000	\$ 7,415	\$ 7,404
Office	26,000	20,650	22,000	22,460	—	—
Maintenance	67,500	59,450	42,950	58,000	21,200	26,292
Pool Maintenance	7,500	3,400	3,100	7,200	—	—
Communications	1,250	1,000	1,100	930	—	—
Supervisor/Foremen	18,000	19,100	15,800	10,770	—	—
Pool Monitors	23,000	11,900	18,250	14,380	—	—
Billiards Monitors	9,750	7,950	7,550	7,560	—	—
Mini-Golf Monitors	8,660	10,800	8,600	11,100	—	—
Control Counter	—	—	—	—	14,000	13,968
Chief Mechanic	—	—	—	—	7,800	10,800
Pinchasers	—	—	—	—	7,750	9,204
Contingency	8,820	7,600	6,300	7,240	4,070	4,736
	<u>\$176,240</u>	<u>\$146,300</u>	<u>\$130,100</u>	<u>\$143,640</u>	<u>\$ 62,235</u>	<u>\$ 72,404</u>
Payroll Taxes & Expenses	20,270	16,850	15,000	16,520	9,770	8,326
Total	<u>\$196,510</u>	<u>\$163,150</u>	<u>\$145,100</u>	<u>\$160,160</u>	<u>\$ 72,005</u>	<u>\$ 80,730</u>
Repairs and Maintenance:						
Building	\$ 2,890	\$ 5,270	\$ 3,250	\$ 2,520	\$ —	\$ —
Equipment	13,480	13,110	10,550	5,800	8,560	3,324
Grounds	5,310	4,120	850	800	—	—
Viewpoint Lake	590	510	550	430	—	—
Lawn Bowling Greens	1,335	1,140	—	3,150	—	—
Total	<u>\$ 23,605</u>	<u>\$ 24,150</u>	<u>\$ 15,200</u>	<u>\$ 12,700</u>	<u>\$ 8,560</u>	<u>\$ 3,324</u>

EXHIBIT D

Estimated 1977 Budgets—(Continued)

RECREATION CENTERS OF SUN CITY, INC.

	Phase I 1977 Budget	Phase II 1977 Budget	Sundial 1977 Budget (See Phase II)	Bell 1977 Budget (See Phase II)	Lakeview Lanes 1977 Budget	Bell Lanes 1977 Budget
		(Lakeview Only)	(Sundial Only)	(Bell Only)		
Utilities:						
Electric	\$ 46,200	\$ 31,110	\$ 64,000	\$74,110	\$ 21,450	\$ 28,893
Gas	9,515	6,840	12,400	5,430	—	—
Water	11,770	2,310	4,850	5,500	935	880
Sewer	715	410	500	390	135	117
Telephone	1,430	4,370	1,850	2,020	1,185	1,797
Trash Collection	2,255	2,020	1,300	2,500	385	293
Total	<u>\$ 71,885</u>	<u>\$ 47,060</u>	<u>\$ 84,900</u>	<u>\$ 89,950</u>	<u>\$ 24,090</u>	<u>\$ 31,980</u>
Other Expenses:						
Operating Supplies	\$ 11,500	\$ 7,280	\$ 11,050	\$ 12,520	\$ 6,690	\$ 6,923
Major Repairs	10,000	6,040	9,400	1,280	4,815	2,000
Real Estate Taxes	12,000	12,430	35,450	51,320	8,025	7,500
Income Taxes	5,000	2,470	2,470	2,470	750	—
Insurance	9,170	7,710	9,350	11,460	4,740	4,295
Computer Supplies	3,000	3,140	3,140	3,140	—	—
Office Supplies	1,600	1,150	1,150	1,100	400	572
Postage	1,265	1,040	1,050	990	60	37
Professional Services	4,750	4,100	4,100	4,100	3,000	2,114
Public Relations	2,140	1,360	1,200	1,150	325	30
Holiday Decorations	600	700	850	3,210	—	—
Truck & Mileage	1,120	1,940	1,450	900	165	173
Equipment Rentals/Contr.	2,350	1,857	1,857	1,857	1,820	1,248
Miscellaneous	215	880	550	440	105	100
Fees & Licenses	535	700	550	410	109	100
Asset Replacement Provision	24,000	32,750	72,012	—	25,875	—
Agriculture Water	1,600	1,067	1,067	1,066	—	—
Road Improvements	—	850	850	1,130	—	—
Library	5,610	4,130	4,130	4,130	—	—
Interest Equivalent	—	—	—	—	4,200	13,013
Sub-Total	<u>\$ 96,455</u>	<u>\$ 90,744</u>	<u>\$160,826</u>	<u>\$101,542</u>	<u>\$ 61,160</u>	<u>\$ 38,105</u>
Total Operating Expenditures	<u>\$388,455</u>	<u>\$325,104</u>	<u>\$406,026</u>	<u>\$364,352</u>	<u>\$168,515</u>	<u>\$156,199</u>
Capital Assets (Budgeted)	<u>5,000</u>	<u>5,000</u>	<u>5,000</u>	<u>5,000</u>	<u>3,000</u>	<u>3,000</u>
TOTAL	<u>\$393,455</u>	<u>\$330,104</u>	<u>\$411,026</u>	<u>\$369,352</u>		
Payment on Principal					24,000	24,000
Plus Sundial Budgeted Expenses		411,026				
Plus Bell Budgeted Expenses		369,352				
TOTAL BUDGET—PHASE II INCLUDING SUNDIAL & BELL		<u>\$1,110,482</u>			<u>\$195,515</u>	<u>\$183,199</u>

EXHIBIT E

Operating Statement—Phase I—1976

RECREATION CENTERS OF SUN CITY, INC.

Combined Operating Statement—January 1st to December 31st 1976

SOURCES OF FUNDS:

Current Assessments	\$ 353,742
Courtesy Cards	10,386
Hall Rental	11,259
Interest Earned	24,300
Interest Equivalent	5,028
Club Donations	4,935
Movie Income Net	986
Other Income	2,660
Total	<u>\$ 413,296</u>
Transfer from Bingo Operations	3,198
Transfer from Operating Reserve	—
Transfer from Asset Replacement	9,373
Totals	<u><u>\$ 425,867</u></u>

USES OF FUNDS:

Salaries:

Manager	\$ 5,601
Office	26,136
Maintenance	66,093
Pool Maintenance	7,591
Communications	1,311
Supervisors/Foremen	17,853
Pool Monitors	21,925
Billiards Monitors	9,676
Mini-Golf Monitors	8,858
Tennis Monitors	592
Contingency	—
Sub-Total	<u>\$ 165,636</u>
Payroll Taxes & Expense	19,972
Total	<u><u>\$ 185,608</u></u>

Repairs and Maintenance:

Building	\$ 2,098
Equipment	11,998
Grounds	3,966
Viewpoint Lake	949
Lawn Bowling Greens	819
Total	<u><u>\$ 19,830</u></u>

EXHIBIT E

Operating Statement—Phase I—1976

RECREATION CENTERS OF SUN CITY, INC.

Combined Operating Statement—January 1st to December 31st 1976

Utilities:

Electric	\$ 39,257
Gas	9,462
Water	9,917
Sewer	636
Telephone	1,316
Trash Collection	2,038
Total	<u>\$ 62,626</u>

Other Expenses:

Operating Supplies	\$ 10,848
Major Repairs	12,211
Real Estate Taxes	10,521
Income Tax	5,218
Insurance	8,445
Computer Supplies	1,727
Office Supplies	1,570
Postage	1,088
Professional Services	4,565
Public Relations	1,522
Holiday Decorations	—
Truck and Mileage	975
Equipment Rentals/Contr.	2,447
Miscellaneous	620
Fees and Licenses	352
Asset Replacement Provision	24,000
Agricultural Water	857
Road Improvements	1,126
Library	5,448
Total	<u>\$ 93,540</u>

Total Operating Expenditures	\$ 361,604
Computer Acquisition	18,046
Capital Assets (Budgeted)	4,879
Sub Total	<u>\$ 384,529</u>

Other Expenditures—Not Budgeted

Replacements	9,373
Other Improvements	—
Totals	<u>\$ 393,902</u>

Operating Statement—Phase I—1975
RECREATION CENTERS OF SUN CITY, INC.

Combined Operating Statement—January 1st to December 31st 1975

SOURCES OF FUNDS:

Current Assessments	\$ 345,553
Hall Donations	11,767
Interest Earned	22,849
Interest Equivalent	4,903
Club Donations to Equipment	3,615
Movie Income Net	3,107
Other Income	1,552
Total	<u>\$ 393,346</u>
Transfer from Bingo Operations	3,425
Transfer from Operating Reserve	16,509
TOTALS	<u><u>\$ 413,280</u></u>

USES OF FUNDS:

Salaries:

Manager	\$ 5,427
Office	22,139
Maintenance	89,094
Communications	912
Pool Monitors	20,315
Billiard Monitors	7,873
Mini-Golf Monitors	7,528
Sub-Total	<u>\$ 153,288</u>

Payroll Taxes and Expense	16,064
Total	<u><u>\$ 169,352</u></u>

Repairs and Maintenance:

Building Maintenance	\$ 4,007
Equipment Maintenance	4,276
Equipment	6,662
Viewpoint Lake	368
Total	<u><u>\$ 15,313</u></u>

Utilities:

Electric	\$ 37,782
Gas	9,126
Water	12,173
Sewer	659
Telephone	1,253
Trash Collection	2,033
Total	<u><u>\$ 63,026</u></u>

Operating Statement—Phase I—1975—(Continued)

RECREATION CENTERS OF SUN CITY, INC.

Combined Operating Statement—January 1st to December 31st 1975

Other Expenses :

Operating Supplies	\$ 9,144
Major Repairs	9,878
Real Estate Taxes	10,689
Income Tax	4,687
Insurance	5,197
Office Supplies	3,234
Postage	1,035
Professional Services	4,496
Public Relations	2,468
Truck and Mileage	726
Miscellaneous	19
Fees and Licenses	459
Asset Replacement Provision	24,000
Library Subsidy	3,425
Total	\$ 79,457
Total Operating Expenditures	\$ 327,148
Capital Assets (Budgeted)	17,354
Totals	\$ 344,502

Operating Statement—Phase I—1974

RECREATION CENTERS OF SUN CITY, INC.

Combined Operating Statement—January 1st to December 31st, 1974

SOURCES OF FUNDS:

Current Assessments	\$ 270,525
Hall Donations	11,005
Interest Earned	14,601
Interest Equivalent	6,813
Club Donations to Equipment	2,892
Movie Income Net	496
Other Income	515
Total	<u>\$ 306,847</u>
Transfer from Bingo Operations	4,587
Transfer from Operating Reserve	—
Transfer from Asset Replacement	6,230
TOTALS	<u><u>\$ 317,664</u></u>

USES OF FUNDS:

Salaries:

Manager	\$ 5,469
Office	19,642
Maintenance	58,261
Pool Maintenance	4,265
Communications	937
Supervisors/Foremen	17,057
Pool Monitors	16,455
Billiard Monitors	10,310
Mini-Golf Monitors	6,909
Contingency	—
	<u>\$ 139,305</u>

Payroll Taxes and Expense	15,105
Total	<u>\$ 154,410</u>

Repairs and Maintenance:

Building Maintenance	\$ 3,543
Equipment Maintenance	9,290
Grounds	3,439
Lawn Bowling Greens	1,141
Total	<u>\$ 17,413</u>

Utilities:

Electric	\$ 30,421
Gas	5,552
Water	12,322
Sewer	592
Telephone	1,212
Trash Collection	1,350
Total	<u><u>\$ 51,449</u></u>

Operating Statement—Phase I—1974—(Continued)

RECREATION CENTERS OF SUN CITY, INC.

Combined Operating Statement—January 1st to December 31st, 1974

Other Expenses:	
Operating Supplies	\$ 8,360
Major Repairs	7,004
Coke Expense	(26)
Real Estate Taxes	11,975
Income Tax	3,957
Insurance	5,891
Office Supplies	1,205
Postage	919
Professional Services	1,536
Public Relations	1,285
Holiday Decorations	855
Truck and Mileage	875
Equipment Rentals/Contracts	1,070
Miscellaneous	497
Fees and Licenses	412
Asset Replacement Provision	24,000
Library Subsidy	4,587
Total	<u>\$ 74,402</u>
Total Operating Expenditures	<u>\$ 297,674</u>
Capital Assets (Budgeted)	<u>9,835</u>
Sub-Total	<u>\$ 307,509</u>
Other Expenditures—Not Budgeted	
Replacements	\$ 6,230
TOTALS	<u><u>\$ 313,739</u></u>

Operating Statement—Phase II—1976

RECREATION CENTERS OF SUN CITY, INC.

Operating Statement—January 1st to December 31st, 1976

SOURCES OF FUNDS: (THREE CENTERS)

Current Assessments	\$745,606
Courtesy Cards	27,343
Hall Rental	15,128
Special Events Income—Net	1,237
Interest Earned	22,775
Interest Equivalent	11,588
Club Donations	19,661
Other Income	6,098
Totals	<u>\$849,436</u>
Transfer from Bingo Operations	6,802
Funds Applied to Subsidy	74,000
Transfer from Asset Replacements	18,229
TOTALS	<u><u>\$948,467</u></u>

USES OF FUNDS: (LAKEVIEW ONLY)

Salaries:

Manager	\$ 4,445
Office	20,571
Maintenance	60,066
Pool Maintenance	3,432
Communications	1,044
Supervisors/Foremen	18,711
Pool Monitors	11,685
Billiards Monitors	7,490
Mini-Golf Monitors	10,716
Tennis Monitors	429
Contingency	—
	<u>\$138,589</u>
Payroll Taxes and Expense	<u>\$ 16,656</u>
Total	<u><u>\$155,245</u></u>

Repairs and Maintenance:

Building	4,877
Equipment	11,651
Grounds	3,843
Viewpoint Lake	731
Lawn Bowling Greens	689
Total	<u><u>21,791</u></u>

Operating Statement—Phase II—1976 (LAKEVIEW ONLY)—(Continued)

RECREATION CENTERS OF SUN CITY, INC.

Operating Statement—January 1st to December 31st, 1976

Utilities:	
Electric	\$ 27,951
Gas	6,296
Water	2,047
Sewer	330
Telephone	3,771
Trash Collection	1,525
Total	<u>\$ 41,920</u>
Other Expenses:	
Operating Supplies	\$ 7,261
Major Repairs	11,196
Real Estate Taxes	10,539
Income Taxes	2,454
Insurance	7,131
Computer Supplies	1,222
Office Supplies	1,268
Postage	865
Professional Services	3,332
Public Relations	1,193
Holiday Decorations	35
Truck & Mileage	1,847
Equipment Rentals/Contr.	1,636
Miscellaneous	552
Licenses & Fees	456
Asset Replacement Provision	32,750
Agriculture Water	822
Road Improvements	791
Library	4,293
Total	<u>\$ 89,643</u>
Total Operating Expenditures	<u>308,599</u>
Computer Acquisition	12,692
Capital Assets (Budgeted)	7,338
Sub-Total	<u>328,629</u>
Other Expenditures—Asset Replacements	15,552
Sundial—Operating Expenses	
(See Supporting Schedule)	369,703
Bell—Operating Expenses	
(See Supporting Schedule)	228,501
Totals	<u>\$942,385</u>

Operating Statement—SUNDIAL—1976

RECREATION CENTERS OF SUN CITY, INC.

Sources and Uses of Funds—Twelve Months Ending December 31st, 1976

See Phase II

SOURCES OF FUNDS:

USES OF FUNDS:

Salaries:

Manager	\$ 4,445
Office	21,245
Maintenance	42,596
Pool Maintenance	2,939
Communications	1,044
Supervisors/Foreman	15,409
Pool Monitors	18,058
Billiards Monitors	7,479
Mini-Golf Monitors	8,866
Tennis Monitors	429
Contingency	—

\$122,510

Payroll Taxes & Expense	14,665
Total	<u>\$137,175</u>

Repairs and Maintenance:

Building	\$ 619
Equipment	6,999
Grounds	720
Viewpoint Lake	731
Lawn Bowling Greens	—
Total	<u>\$ 9,069</u>

Utilities:

Electric	\$ 47,249
Gas	8,304
Water	3,501
Sewer	382
Telephone	1,564
Trash Collection	1,080
Total	<u>\$ 62,080</u>

Other Expenses:

Operating Supplies	\$ 10,425
Major Repairs	5,863
Real Estate Taxes	27,777
Income Taxes	2,454
Insurance	8,383
Computer Supplies	1,222
Office Supplies	1,248
Postage	862
Professional Services	3,332
Public Relations	933
Holiday Decorations	4
Truck and Mileage	1,155
Equipment Rentals/Contr.	1,737
Miscellaneous	402
Fees and Licenses	375
Asset Replacement Provision	72,012
Agriculture Water	822
Road Improvements	791
Library	4,292
Total	<u>\$144,089</u>

Total Operating Expenditures	<u>\$352,413</u>
Computer Acquisition	12,692
Capital Assets (Budgeted)	1,921
Sub-Total	<u>\$367,026</u>
Other Expenditures—Asset Replacement	2,677
TOTALS	<u>\$369,703</u>

Operating Statement—BELL CENTER—1976

RECREATION CENTERS OF SUN CITY, INC.

Sources and Uses of Funds—Twelve Months Ending December 31st, 1976
See Phase II

SOURCES OF FUNDS

USES OF FUNDS:

Salaries: Manager	\$ 3,008
Office	16,409
Maintenance	38,238
Pool Maintenance	3,628
Communications	699
Supervisors/Foreman	8,130
Pool Monitors	9,673
Billiards Monitors	5,713
Mini-Golf Monitors	8,225
Tennis Monitors	429
Contingency	—
	<u>\$ 94,152</u>
Payroll Taxes and Expense	10,249
Total	<u>\$104,401</u>

Repairs and Maintenance:

Building	111
Equipment	1,802
Grounds	2,283
Viewpoint Lake	556
Lawn Bowling Greens	474
Total	<u>5,226</u>

Utilities:

Electric	45,685
Gas	5,155
Water	3,904
Sewer	248
Telephone	1,336
Trash Collection	1,478
Total	<u>\$ 57,806</u>

Operating Statement—BELL CENTER—1976

RECREATION CENTERS OF SUN CITY, INC.

Sources and Uses of Funds—Twelve Months Ending December 31st, 1976
See Phase II

Other Expenses:	
Operating Supplies	\$ 9,084
Major Repairs	895
Real Estate Taxes	9,960
Income Taxes	—
Insurance	8,552
Computer Supplies	1,222
Office Supplies	944
Postage	591
Professional Services	2,911
Public Relations	916
Holiday Decorations	2,312
Truck and Mileage	348
Equipment Rentals	1,758
Miscellaneous	149
Fees & Licenses	187
Asset Replacement Provision	—
Agriculture Water	179
Road Improvement	791
Library	3,108
Total	<u>\$ 43,907</u>
Total Operating Expenditures	<u>\$211,340</u>
Computer Acquisition	12,692
Capital Assets (Budgeted)	4,469
Sub-Total	<u>228,501</u>
Other Expenditures-Asset Replacement	—
TOTALS	<u><u>\$228,501</u></u>

Operating Statement—LAKEVIEW BOWLING LANES—1976

RECREATION CENTERS OF SUN CITY, INC.

Sources and Uses of Funds—Twelve Months Ending December 31st, 1976

SOURCES OF FUNDS:

League Bowling	\$ 103,839
Open Bowling	75,803
Shoe and Locker Rental	1,950
Vending Machine	511
Interest Earned	4,412
Other Income	200
Merchandise Sales	3,819
Total	<u>190,534</u>
Transfer from Asset Replacement	5,498
TOTALS	<u>\$ 196,032</u>

USES OF FUNDS:

Cost of Merchandise Sales	\$ 2,685
Salaries:	
Manager	8,795
Control Counter	13,381
Maintenance	19,447
Chief Mechanic	9,700
Pinchasers	7,239
Contingency	—
	<u>58,562</u>
Payroll Taxes and Expense	9,433
Total	<u>67,995</u>
Repairs and Maintenance	<u>6,811</u>
Utilities:	
Electric and Gas	18,367
Water	813
Sewer	111
Telephone	1,117
Trash Collection	320
Total	<u>20,728</u>
Other Expenses:	
Operating Supplies	7,213
Major Repairs	2,080
Real Estate Taxes	6,934
Income Tax	937
Insurance	4,643
Office Supplies	340
Postage	18
Professional Services	1,829
Public Relations	254
Truck and Mileage	132
Equipment Rentals/Contr.	1,754
Miscellaneous	56
Interest Equivalent	5,028
Fees and Licenses	110
Asset Replacement Provision	25,872
Total	<u>57,200</u>
Total Operating Expenses	<u>155,419</u>
Capital Assets—Budgeted	126
Other Expenditures—Asset Replacements	5,498
Payment on Principal of Advance for Purchase of Pinsetters and Scorers ...	34,989
TOTALS	<u>\$ 196,032</u>

Operating Statement—BELL BOWLING LANES—1976

RECREATION CENTERS OF SUN CITY, INC.

Sources and Uses of Funds—Twelve Months Ending December 31st, 1976

SOURCES OF FUNDS:

League Bowling	\$ 40,014
Open Bowling	72,666
Shoe and Locker Rental	3,839
Vending Machine	293
Other Income	94
Merchandise Sales	4,454
Total	<u>\$121,360</u>
Transfer Funds from Phase II—Automatic Pinsetters and Scorers	164,187
TOTALS	<u><u>\$285,547</u></u>

USES OF FUNDS:

Cost of Merchandise Sales	<u>\$ 3,069</u>
Salaries:	
Manager	5,465
Control Counter	10,289
Maintenance	18,592
Chief Mechanic	7,925
Pinchasers	6,163
Contingency	—
	<u>\$ 48,434</u>
Payroll Taxes and Expense	5,320
Total	<u>\$ 53,754</u>
Repairs and Maintenance	<u>\$ 1,616</u>
Utilities:	
Electric(1)	17,099
Water	—
Sewer	—
Telephone	1,301
Trash Collection	200
Total	<u>\$ 18,600</u>

NOTE (1): A rebate on electric was received in December in the amount of \$1,441.80.

Operating Statement—BELL BOWLING LANES—1976

RECREATION CENTERS OF SUN CITY, INC.

Sources and Uses of Funds—Twelve Months Ending December 31st, 1976

Other Expenses:

Operating Supplies	\$ 4,589
Major Repairs	—
Real Estate Taxes	3,684
Income Taxes	—
Insurance	2,974
Office Supplies	358
Postage	16
Professional Services	1,417
Public Relations	163
Truck and Mileage	21
Equipment Rentals/Contr.	849
Miscellaneous	20
Interest Equivalent	11,588
Fees and Licenses	12
Asset Replacement Provision	—
Total	<u>\$ 25,691</u>
Total Operating Expenses	\$102,730
Capital Assets (Budgeted)	3,592
Acquisition of Automatic Scorers and Pinsetters	164,187
Partial Pay-back of Funds Advanced from Restricted Account	5,000
Payment on Principal of Advance for Purchase of Pinsetters and Scorers	10,000
TOTALS	<u><u>\$285,509</u></u>

RECREATION CENTERS OF SUN CITY, INC.

Operating Statement—LAKEVIEW COFFEE SHOP—1976

Sources and Uses of Funds—Twelve Months Ending December 31st, 1976

SOURCES OF FUNDS:

Food & Beer Sales	\$181,026
Other Income	1,207
TOTALS	<u>\$182,233</u>

USES OF FUNDS:

Cost of Sales	\$100,732
Salaries—Waitresses	58,368
Payroll Taxes & Insurance	6,119
Total	<u>\$ 64,487</u>

Repairs and Maintenance:

Equipment	\$ 447
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Utilities:

Electric	\$ 4,451
Gas	141
Water	175
Telephone	282
Trash Collection	320
Total	<u>\$ 5,369</u>

Other Expenses:

Operating Supplies	\$ 2,866
Income Taxes	248
Professional Services	900
Laundry & Miscellaneous	410
Fees & Licenses	50
Total	<u>\$ 4,474</u>

TOTAL OPERATING EXPENSES	<u>\$175,509</u>
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Operating Statement—BELL COFFEE SHOP—1976

RECREATION CENTERS OF SUN CITY, INC.

Sources and Uses of Funds—Twelve Months Ending December 31st, 1976

SOURCES OF FUNDS:

Food and Beer Sales	\$120,156
Other Income	119
TOTALS	<u>\$120,275</u>

USES OF FUNDS:

Cost of Sales	\$ 67,153
Salaries—Waitresses	\$ 38,444
Payroll Taxes and Insurance	3,956
	<u>42,400</u>

Repairs and Maintenance:

Equipment	\$ 185
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Utilities:

Electric(1)	4,275
Gas	—
Water	—
Telephone	190
Trash Collection	200
Total	<u>\$ 4,665</u>

Other Expenses:

Operating Supplies	1,482
Income Taxes	—
Professional Services	1,186
Laundry and Miscellaneous	284
Fees and Licenses	60
Total	<u>\$ 3,012</u>
Total Operating Expenses	<u>\$117,415</u>

NOTES: (1) A rebate on electric was received in December in the amount of \$360.45.

(2) Funds were expended for capital assets in amount of \$1,605.70.

Operating Statement—Phase II—1975

RECREATION CENTERS OF SUN CITY, INC.

Operating Statement—January 1st to December 31st, 1974

SOURCES OF FUNDS: (BOTH CENTERS)

Current Assessments	\$644,264
Hall Donations	13,041
Movie Income—Net	(146)
Interest Earned	22,900
Club Donations to Equipment	12,446
Other Income	3,457
Totals	<u>\$695,962</u>
Transfer from Bingo Operations	7,075
Transfer from Asset Replacements	5,514
TOTALS	<u><u>\$708,551</u></u>

USES OF FUNDS: (LAKEVIEW ONLY)

Salaries:

Manager	\$ 5,536
Office	22,593
Maintenance	47,937
Pool Maintenance	3,182
Communications	929
Supervisors/Foreman	17,302
Pool Monitors	10,792
Billiard Monitors	8,010
Mini-Golf Monitors	9,615
Contingency	—
	<u>\$125,896</u>
Payroll Taxes and Expense	13,294
Total	<u><u>\$139,190</u></u>

Repairs and Maintenance:

Building Maintenance	\$ 2,489
Equipment Maintenance	8,341
Grounds	4,593
Viewpoint Lake Maintenance	378
Lawn Bowling Greens	970
Total	<u><u>\$ 16,771</u></u>

Operating Statement—Phase II—1975

RECREATION CENTERS OF SUN CITY, INC.

Operating Statement—January 1st to December 31st, 1975

Utilities:	
Electric	\$ 25,361
Gas	5,776
Water	2,071
Sewer	330
Telephone	3,479
Trash Collection	1,760
Total	<u>\$ 38,777</u>
Other Expenses:	
Operating Supplies	\$ 8,014
Major Repairs	1,723
Real Estate Taxes	10,672
Income Tax	2,354
Insurance	4,229
Office Supplies	1,753
Postage	1,065
Professional Services	4,519
Public Relations	1,990
Holiday Decorations	287
Truck and Mileage	1,580
Equip. Rentals/Contr.	1,236
Miscellaneous	165
Licenses and Fees	343
Asset Replacement Provision	32,750
Library Subsidiary	3,538
Total	<u>\$ 76,218</u>
Total Operating Expenditures	<u>\$270,956</u>
Capital Assets (Budgeted)	15,407
Total	<u>\$286,363</u>
Other Expenditures—Asset Replacements	4,497
Sundial—Operating Expenses (see Support Schedules)	337,168
TOTALS	<u><u>\$628,028</u></u>

Operating Statement—SUNDIAL—1975

RECREATION CENTERS OF SUN CITY, INC.

Sources and Uses of Funds—Twelve Months Ending December 31st, 1975

See Phase II.

SOURCES OF FUNDS:

USES OF FUNDS:

Salaries:

Manager	\$ 5,536
Office	24,213
Maintenance	36,826
Pool Maintenance	2,750
Communications	929
Supervisors/Foreman	15,251
Pool Monitors	16,711
Billiard Monitors	8,010
Mini-Golf Monitors	7,367
Contingency	—

\$120,341

Payroll Taxes and Expense	12,728
Total	<u>\$133,069</u>

Repairs and Maintenance:

Building Maintenance	\$ 2,815
Equipment Maintenance	8,960
Grounds	1,116
Viewpoint Lake Maintenance	378
Lawn Bowling Greens	—
Total	<u>\$ 13,269</u>

Utilities:

Electric	\$ 49,487
Gas	9,273
Water	4,265
Sewer	382
Telephone	1,535
Trash Collections	1,080
Total	<u>\$ 66,022</u>

Other Expenses:

Operating Supplies	\$ 9,326
Major Repairs	13,251
Real Estate Taxes	28,061
Income Taxes	2,351
Insurance	9,182
Office Supplies	1,752
Postage	1,059
Professional Services	4,519
Public Relations	1,823
Holiday Decorations	510
Truck and Mileage	1,407
Equipment Rentals/Contracts	1,337
Miscellaneous	162
Fees and Licenses	395
Library Subsidy	3,538
Asset Replacement	39,786
Total	<u>\$118,459</u>

Total Operating Expenditures	<u>\$330,819</u>
Capital Assets (Budgeted)	5,332
TOTALS	<u><u>\$336,151</u></u>

Operating Statement—LAKEVIEW BOWLING LANES—1975

RECREATION CENTERS OF SUN CITY, INC.

Sources and Uses of Funds—Twelve Months Ending December 31st, 1975

SOURCES OF FUNDS:	
League Bowling	\$105,969
Open Bowling	92,886
Shoe and Locker Rental	2,503
Vending Machines	201
Interest Earned	3,151
Miscellaneous	884
Merchandise Sales	4,579
Total	<u>\$210,173</u>
Transfer from Asset Replacement	6,441
Totals	<u>\$216,614</u>
USES OF FUNDS:	
Cost of Merchandise Sales	\$ 3,039
Salaries:	
Manager	\$ 12,945
Control Counter	12,340
Maintenance	18,458
Chief Mechanic	10,000
Pinchasers	7,119
Contingency	—
	<u>\$ 60,862</u>
Payroll Taxes and Expense	7,556
Total	<u>\$ 68,418</u>
Repair and Maintenance	\$ 4,971
Utilities:	
Electric and Gas	\$ 16,978
Water	836
Sewer	112
Telephone	1,083
Trash Collection	360
Total	<u>\$ 19,378</u>
Other Expenses:	
Operating Supplies	\$ 5,899
Real Estate Taxes	6,988
Income Tax	651
Insurance	3,849
Office Supplies	121
Postage	38
Professional Services	2,632
Public Relations	309
Truck and Mileage	138
Equipment and Rentals/Contracts	15,531
Miscellaneous	6
Interest Equivalent	4,903
Fees and Licenses	168
Asset Replacement Provision	25,872
Major Repairs	4,647
Total	<u>\$ 71,752</u>
Total Operating Expenses	<u>\$167,558</u>
Capital Assets—Budgeted	2,666
Other Expenditures—Asset Replacements	6,441
Payment on Principal of Advance for Purchase of Pinsetters	24,000
TOTALS	<u>\$200,665</u>

Operating Statement—LAKEVIEW COFFEE SHOP—1975

RECREATION CENTERS OF SUN CITY, INC.

Sources and Uses of Funds—Twelve Months Ending December 31st, 1975

SOURCES OF FUNDS:

Food and Beer Sales	\$153,501
Other Income	654
TOTALS	<u>\$154,155</u>

USES OF FUNDS:

Cost of Sales	\$ 87,586
Salaries—Waitresses	43,681
Payroll Taxes and Insurance	4,132
Total	<u>\$ 47,813</u>

Repairs and Maintenance:

Equipment	<u>\$ 579</u>
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Utilities:

Telephone	\$ 278
Trash Collection	360
Electric, Gas, Water	4,413
Total	<u>\$ 5,051</u>

Other Expenses:

Operating Supplies	\$ 2,888
Laundry and Miscellaneous	382
Fees and Licenses	40
Taxes	122
Professional Services	900
Office Supplies	18
Total	<u>\$ 4,350</u>

TOTAL OPERATING EXPENSES	<u>\$ 45,379</u>
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Operating Statement—Phase II—1974

RECREATION CENTERS OF SUN CITY, INC.

Operating Statement—January 1st to December 31st, 1974

SOURCES OF FUNDS: (BOTH CENTERS)

Current Assessments	\$488,598
Hall Donations	12,204
Movie Income—Net	384
Interest Earned	17,226
Club Donations to Equipment	7,345
Other Income	528
Totals	<u>\$526,285</u>
Transfer from Bingo Operations	8,306
Transfer from Prior Year's Surplus	2,899
Transfer from Asset Replacements	2,037
TOTALS	<u><u>\$539,527</u></u>

USES OF FUNDS: (LAKEVIEW ONLY)

Salaries:

Manager	\$ 5,015
Office	18,031
Maintenance	43,264
Pool Maintenance	2,767
Communications	854
Supervisors/Foreman	12,701
Pool Monitors	8,767
Billiard Monitors	9,412
Mini-Golf Monitors	6,435
Contingency	—
	<u>\$107,246</u>

Payroll Taxes and Expense	12,191
Total	<u>\$119,437</u>

Repairs and Maintenance:

Building Maintenance	\$ 1,193
Equipment Maintenance	7,917
Grounds	5,552
Viewpoint Lake Maintenance	2,524
Lawn Bowling Greens	1,017
Total	<u>\$ 18,203</u>

Operating Statement—Phase II—1974

RECREATION CENTERS OF SUN CITY, INC.

Operating Statement—January 1st to December 31st, 1974

Utilities:	
Electric	\$ 21,311
Gas	3,258
Water	2,335
Sewer	332
Telephone	3,344
Trash Collection	1,240
Total	<u>\$ 31,820</u>
Other Expenses:	
Operating Supplies	\$ 2,783
Major Repairs	1,416
Real Estate Taxes	11,816
Income Tax	2,334
Insurance	4,757
Office Supplies	1,101
Postage	851
Professional Services	1,328
Public Relations	1,189
Holiday Decorations	—
Truck and Mileage	854
Equip. Rentals/Contr.	980
Miscellaneous	224
Licenses and Fees	251
Asset Replacement Provision	32,750
Library Subsidy	4,153
Total	<u>\$ 66,787</u>
Total Operating Expenditures	<u>\$236,247</u>
Capital Assets—Not Budgeted (New Const, Lawn Bowling Bldg.)	3,532
Capital Assets (Budgeted)	17,535
Sub-Total	<u>\$257,314</u>
Other Expenditures—Asset Replacements	2,037
Sundial—Operating Expenses (see Support Schedules)	289,604
TOTALS	<u><u>\$548,955</u></u>

Operating Statement—SUNDIAL—1974

RECREATION CENTERS OF SUN CITY, INC.

Sources and Uses of Funds—Twelve Months Ending December 31st, 1974
See Phase II.

SOURCES OF FUNDS:

USES OF FUNDS:

Salaries:

Manager	\$ 5,015
Office	19,652
Maintenance	33,611
Pool Maintenance	2,362
Communications	874
Supervisors/Foreman	13,744
Pool Monitors	12,883
Billiard Monitors	9,412
Mini-Golf Monitors	6,970
Shuffleboard Monitors	8,276
Contingency	—

\$112,799

Payroll Taxes and Expense 12,479

Total \$125,278

Repairs and Maintenance:

Building Maintenance	\$ 2,570
Equipment Maintenance	8,078
Grounds	722
Viewpoint Lake Maintenance	—
Lawn Bowling Greens	—

Total \$ 11,370

Utilities:

Electric	\$ 52,958
Gas	13,054
Water	5,245
Sewer	369
Telephone	1,451
Trash Collections	960

Total \$ 74,037

Other Expenses:

Operating Supplies	\$ 8,865
Major Repairs	926
Real Estate Taxes	39,666
Income Taxes	2,334
Insurance	6,308
Office Supplies	1,116
Postage	848
Professional Services	1,328
Public Relations	1,117
Holiday Decorations	2,747
Truck and Mileage	734
Equipment Rentals/Contracts	980
Miscellaneous	372
Fees and Licenses	346
Library Subsidy	4,153
Asset Replacement	—

Total \$ 71,840

Total Operating Expenditures \$282,525

Capital Assets (Budgeted) 7,079

TOTALS \$289,604

Operating Statement—LAKEVIEW BOWLING LANES—1974

RECREATION CENTERS OF SUN CITY, INC.

Sources and Uses of Funds—Twelve Months Ending December 31st, 1974

SOURCES OF FUNDS:

League Bowling	\$ 98,649
Open Bowling	84,578
Shoe and Locker Rental	2,227
Vending Machines	300
Interest Earned	1,726
Miscellaneous	607
Merchandise Sales	4,526
Total	\$192,613
Transfer from Asset Replacement	11,791
Totals	<u>\$204,404</u>

USES OF FUNDS:

Cost of Merchandise Sales	\$ 3,600
Salaries:	
Manager	\$ 12,360
Control Counter	11,321
Maintenance	16,973
Chief Mechanic	9,350
Pinchasers	6,326
Contingency	—
	\$ 56,330
Payroll Taxes and Expense	7,137
Total	\$ 63,467
Repair and Maintenance	\$ 8,499
Utilities:	
Electric and Gas	\$ 16,558
Water	1,174
Sewer	109
Telephone	1,023
Trash Collection	300
Total	\$ 19,164
Other Expenses:	
Operating Supplies	\$ 5,641
Real Estate Taxes	6,465
Income Tax	467
Insurance	3,987
Office Supplies	248
Postage	10
Professional Services	—
Public Relations	38
Truck and Mileage	133
Equipment and Rentals/Contracts	15,747
Miscellaneous	108
Interest Equivalent	6,813
Fees and Licenses	91
Asset Replacement Provision	25,872
Major Repairs	—
Total	\$ 65,620
Total Operating Expenses	\$160,350
Capital Assets—Budgeted	5,813
Other Expenditures—Asset Replacements	11,791
Payment on Principal of Advance for Purchase of Pinsetters	24,000
TOTALS	<u>\$201,954</u>

EXHIBIT F

CLUB ORGANIZATION

(As Amended December 10, 1973)

A club desiring to qualify for the benefits and privileges of recognition by the Recreation Centers of Sun City, Inc. shall file a written application with the Club Organization Committee for a charter. Upon approval by the Board of Directors, such charter shall be granted and be in continuous effect until revoked or the club disbanded. All applications for charters shall indicate full compliance with the following basic requirements:

1. Except for sex (i.e., Men's Club, Ladies Women's League, Ladies Bridge, etc.) any interested and eligible paid up member of the Recreation Centers of Sun City, Inc. is considered to be acceptable for club membership in a recognized club.

2. Each club shall have at least 150 members who shall meet regularly. Should lack of space, equipment, or a conflict exist, Rule 21, shall apply. Minimum members shall not apply to small craft groups.

3. Each club shall have bylaws approved by the Board of Directors, stating its purpose and functions. All club bylaws and such safety rule and regulations, as deemed advisable by the club for the protection of members and guests, shall be kept on file in the Recreation Centers of Sun City, Inc. General Office. Any subsequent changes or revisions of the bylaws and/or club safety rules and regulations shall be submitted to the Club Organization Committee, for Board approval, within thirty days of their adoption by the club.

4. Each club shall be organized with at least three officers: a Chairman, a Vice-Chairman, and a Secretary-Treasurer. (Chairman and Vice-Chairman may be designated President and Vice-President)

5. All club chairmen shall send a list of new officers to the Recreation Centers' office and a copy to their Club Coordinator immediately after an election. The Club Coordinator will then contact the new chairman.

6. Annually, by April 1st of each year, each club shall certify by letter that all members of that particular club are current paid members of the Recreation Centers of Sun City, Inc. The total number of club members shall also be indicated. Club officers are responsible for checking memberships on a continuous basis to insure that their club members are currently paid-up members of the Recreation Centers of Sun City, Inc. It is suggested that club membership cards have space to indicate Recreation Centers of Sun City, Inc. number and expiration date, which shall be in conformity with those of the Recreation Centers of Sun City, Inc. Recreation Centers of Sun City, Inc. membership cards should be checked for expiration date when club memberships are given. Annually, by April 1st of each year, a financial statement shall be filed by each club with the Recreation Centers of Sun City, Inc.

7. Recreation Centers of Sun City, Inc. equipment and facilities may be used, without charge, for NORMAL activities, by club members, non-club members, and qualified guests, in accordance with the approved club rules and regulations as they apply to safety and proper use of equipment. Club supplying equipment, supplies and/or services from their own funds may require club member-

ship for use of that equipment, supplies and/or services. For safety reasons, all hazardous craft equipment is available for use only under the supervision of a Monitor.

8. Each club shall maintain an inventory of, and be responsible for, tools and equipment owned and/or maintained by the Recreation Centers of Sun City, Inc., in its custody.

9. Any club which enjoys the use of Recreation Centers equipment and facilities has an obligation to see that this equipment is in good working order and that the operation is run economically. During all operating hours, which includes open time workshops or instructions, a Monitor must be provided so that these objectives can be obtained.

10. All Arts and Crafts activities should provide a schedule of open time when club members, potential members, or guests may use the association equipment under the direction of a Monitor provided they have demonstrated their proficiency or completed a required course of instruction where applicable. It is intended that open time for workshops shall be no less than one-fourth of the available hours. It is recommended also that the Monitor on duty place a time limit on the use of specific equipment when others are waiting. This is being done with billiards, table tennis, and others.

11. Clubs may, at their own discretion, grant guest privileges as follows:

(a) To guests of a club member of the club.

(b) To guests of non-club Recreation Centers of Sun City, Inc., members.

(c) Guests will not be permitted to bring other guests.

(d) Guest privileges are reserved for those individuals who are bona fide guests or house guests.

(e) If a member has more than two guests at any one time, or during a one-month calendar period, a guest card may be purchased in the office at a cost of \$2.00 for two weeks or a portion thereof.

(f) Guest cards entitle holder to all the privileges and responsibilities of regular members, except voting, holding office, or bringing in guests.

(g) Guest cards and regular membership cards are not transferable.

(h) A member who elects not to obtain guest cards is limited to two (2) guests only once during one-calendar month period on his own card *and must personally register guests into activities and remain with them.*

CLUB OFFICIALS SHALL MAKE PERIODIC CHECKS TO INSURE THAT CLUB MEMBERSHIP AND/OR GUEST PRIVILEGES ARE NOT ABUSED.

12. The facilities in the Arts and Crafts rooms are intended for the pursuit of hobbies and are *not* for the manufacture of articles to be sold by individuals for private gain. Chartered clubs may offer for sale articles made in the Arts and Crafts rooms, providing the proceeds exceeding the cost of materials, if any, are retained by the Clubs. Club officers shall be responsible for compliance with the contents of this paragraph.

13. Instructions—General: Members of Recreation Centers of Sun City, Inc., have available instructions in various arts, handicrafts, and physical activities. Generally, this instruction is made available through the medium of chartered clubs at reasonable costs to the student. Arrangements for enrollment in classes of whatever type is the responsibility of the elected officers of a chartered club. Any procedure is authorized which gives a reasonable and equitable opportunity to all members seeking to begin instructions in the various arts and crafts.

Swimming instruction is available under the auspices of Recreation Centers of Sun City, Inc., through instructors giving classes at the Oakmont and the Sundial pools in season. Interested persons may contact the general office for this information.

Some examples of the variety of instructions available are as follows:

- (a) Physical Activities, such as tennis, lawn bowling, shuffleboard, dancing.
- (b) Handicraft Activities, such as lapidary, silvercraft, sewing, ceramics.
- (c) Art, both oils and water color.

In the case of art classes, full recognition shall be given that advanced students having begun a course of instruction shall be permitted to continue on through a maximum of five 10-week series of lessons, since the study of art is a continuing process as differentiated from other types of instruction where students completing basic requirements of physical activities or of equipment may continue use of the facilities or hobby without further need of continuing instruction.

Ideally, sufficient instructors and classes should be available in all crafts or activities so that those individuals seeking to begin a hobby or activity will have a reasonably fair chance to do so.

14. Elected officers of a chartered club have the responsibility to make arrangements for the hiring of instructors, entertainers, or directors for the benefit of both club and non-club members of Recreation Centers of Sun City, Inc., seeking to begin engaging in a hobby or activity. The club officers shall determine the qualifications for their instructors and the rates to be charged. Club officers are encouraged and urged to seek instructors, directors, and/or entertainers from the general membership of Recreation Centers of Sun City, Inc. Instructors, directors, or entertainers so engaged will be considered as entering into a contractual or self-employment arrangement with the clubs. Recreation Centers of Sun City, Inc., will not be concerned with collection of fees involved.

15. Instructors may be an elected officer of that club but shall take direction from the other officers as to the use of the room, placing of equipment, scheduling, fees, and shall allow visitors to see or audit classes.

All paid instructors shall pay the club not less than 10% of their earned fees. This money is to be accounted for and used to help defray the expenses of repair or replacement of supplies and equipment, and use of facilities.

It is intended that the responsibility of elected club officers extends to the scheduling of classes, hiring of instructors, and determination of fees to be paid.

The number of classes and time required for classes or instruction should be held to reasonable limits giving consideration to the hours that a facility or activity is available for use by the general membership or for other club members who do not need or may not want instruction but must be

permitted the use of the facilities. It is recognized that reasonable limits cannot be precisely defined in talking about the myriad of numbers and kinds of activities that we have. However, open time or workshop time might range from a percentage of the total hours available with a *base* of at least 25% up to 75% or more.

All chartered clubs shall give suitable publicity for registration for classes and instructions when they are to be offered. Any suitable procedure may be utilized either in the form of registration applications, waiting lists, etc. on a first-come, first-taken basis, to fill classes provided that this data is available for inspection so that all members may be assured of an equal opportunity to enroll for the first time in a class or continue in a course of instructions.

16. The use of Recreation Centers' facilities by individual members for the purpose of instructions in arts, crafts, or skills for hire is prohibited unless sponsored and supervised by a chartered club or authorized by the Recreation Centers' Board of Directors.

No person, whether giving instructions either donated or for hire, may use facilities belonging to the Recreation Centers during normal hours of operation for instructions where it will interfere with the enjoyment and use of such facilities by other members.

17. Clubs having SPECIAL activities requiring extra work by the Recreation Centers of Sun City, Inc. employees for set-ups, arrangements, and clean-up, will be billed for the actual cost of work over and above the cost of the work for a ROUTINE club activity. Catered affairs of clubs will be handled under the provisions of this paragraph.

18. Clubs sponsoring activities to which admissions are charged and/or donations solicited, shall pay 15% of the gross proceeds in excess of \$200.00 per activity or event, to the Recreation Centers of Sun City, Inc. within twenty (20) days from conclusion of the activity or event.

19. Club chairmen, or their appointed representatives, shall be prepared to report at any time when requested by the Recreation Centers of Sun City, Inc. President.

20. Club chairmen are required to channel any matters requiring Board or Club Organization Committee action through the Recreation Centers of Sun City, Inc. General Manager.

21. Club recognitions considered after the effective date of these rules and regulations will be limited at the discretion of the Board to the availability of space, equipment and facilities.

22. No Officer, Director, Committee Member, Club Officer, or member of the Recreation Centers of Sun City, Inc. clubs shall have authorization to lend or borrow any equipment or supplies that are the property of the Recreation Centers of Sun City, Inc.

23. The club Organization Committee is authorized when deemed necessary to examine books and inventory of supplies and equipment of clubs and organizations so that proper consideration can be given to requisitions and submitted by clubs to the General Manager.

24. Any applicable taxes engendered under the provisions of Paragraph 12, 13, 14, 15 and 18 above shall be the responsibility of the club concerned.

25. Club non-compliance with any Rules and Regulations in previous editions of C-1 are hereby waived.

26. All clubs are required to graciously honor gratis, Del E. Webb courtesy cards in accordance with the master agreement between the Recreation Centers of Sun City, Inc. and the Del E. Webb Development Co.

EXHIBIT G

Legal Descriptions of the Recreational Facilities Owned by the Recreation Centers of Sun City, Inc.

Oakmont Center

The following describes the legal metes and bounds encompassing the real property referred to as Oakmont Center community recreational center.

That portion of Tract "C" Newlife Unit One (1), recorded in Book 85, page 10 in the office of the Maricopa County Recorder, being further described as follows:

BEGINNING at the Southeast corner of Lot No. One (1) said Newlife Unit One (1) being also an angle point in Tract C, then North $0^{\circ} 15' 00''$ East 110.00 feet to the Northeast corner of said Lot One (1), being also the South line of Oakmont Drive, thence along said South line South $89^{\circ} 45' 00''$ East 573.76 feet to the pc of a curve to the right, thence along said curve to the right having a radius of 20.00 feet thru a central angle of $89^{\circ} 58' 10''$ for a distance of 31.42 feet to a point on the West line of 107th Avenue, then along said West line South $0^{\circ} 13' 10''$ West 74.00 feet; thence North $89^{\circ} 46' 50''$ West 63.50 feet; thence South $0^{\circ} 13' 10''$ West parallel to 107th Avenue 199.50 feet; then North $89^{\circ} 46' 50''$ West 163.50 feet; then North $0^{\circ} 13' 10''$ East parallel to 107th Avenue 116.56 feet; thence North $79^{\circ} 23' 30''$ West 372.93 feet to the point of beginning.

Said parcel, as described, contains approximately 2.45 acres, with improvements thereon.

Fairway Center

The following describes the legal metes and bounds encompassing the real property referred to as Fairway Center community recreational center.

Tract 7 Sun City Unit 3 (per Book 92, Page 44MCR) except the East 107.00 ft. thereof; also that part of Tract E Sun City Unit 3 described as follows: from the Southwesterly corner of said Tract E run thence N $00^{\circ} 11'$ E along the West line thereof 21.06 ft.; thence $71^{\circ} 30' 30''$ E parallel to and 20 ft. Northerly at right angles from the South line of said Tract E, 770.98 ft.; thence S $00^{\circ} 38' 44''$ E 21.16 ft. to a point on the South line of said Tract E; thence N $71^{\circ} 30' 30''$ W along the South line thereof 771.30 ft. to the point of beginning.

Mountain View Center

The following describes the legal metes and bounds encompassing the real property referred to as Mountain View Center community recreational center.

Tract "E", SUN CITY UNIT SIX D, per map recorded in Book 112, Pages 30 and 31 of Maps, in the office of the Maricopa County Recorder.

Lakeview Center

The following describes the legal metes and bounds encompassing the real property referred to as Lakeview Center community recreational center.

Parcel 1:

All of Tract "B" Sun City Unit Sixteen as shown on the plat on file and of record in the Office of the County Recorder of Maricopa County, Arizona, in Book 122 of Maps at Page 3 thereof; Except that part described as follows:

Beginning at the most easterly corner of said Tract "B" being a point on the west line of Tract "C" of said Sun City Unit Sixteen and also being the northeast corner of Tract "I" of said Sun City Unit Sixteen; thence N 83° 09' 40" W along the tract line common to said Tracts "B" and "I" for a distance of 30.22 ft.; thence N 00° 04' 14" W parallel to the east line of said Tract "B" for a distance of 56.37 ft. to the point of tangency with a 50.00 ft. radius curve said curve being concave southwesterly; thence along said curve through a central angle of 36° 52' 12" for a distance of 32.18 ft. to a point of reverse curve with a 50.00 ft. radius curve that is concave easterly; thence along the last mentioned curve through a central angle of 126° 52' 12" for a distance of 110.71 ft. to a point from which the radius point thereof bears S 00° 04' 14" E; thence S 00° 04' 14" E along the tract line common to said Tracts "B" and "C" for a distance of 170.00 ft. to the Point of Beginning.

Parcel 2:

That part of Tract "I" Sun City Unit Sixteen, as shown on the plat on file and of record in the Office of the County Recorder of Maricopa County, Arizona, in Book 122 of Maps at Page 3 thereof, described as follows:

Commencing at the northeast corner of said Tract "I"; thence N 83° 09' 40" W along the north line of said Tract "I" for a distance of 343.97 ft. to the True Point of Beginning; thence S 06° 50' 20" W at right angles to the last mentioned course for a distance of 120.00 ft.; thence N 83° 09' 40" W for a distance of 3.00 ft.; thence N 06° 50' 20" E for a distance of 120.00 ft.; thence S 83° 09' 40" E for a distance of 3.00 ft. to the True Point of Beginning.

Parcel 3:

That part of Tract "I" Sun City Unit Sixteen as shown on the plat on file and of record in the Office of the County Recorder of Maricopa County, Arizona, in Book 122 of Maps at Page 3 thereof, described as follows:

Commencing at the northeast corner of said Tract "I"; then N 83° 09' 40" W along the north line of said Tract "I" for a distance of 115.97 ft. to the True Point of Beginning; thence S 06° 50' 20" W at right angles to the last mentioned course for a distance of 66.00 ft.; thence N 83° 09' 40" W for a distance of 62.00 ft.; thence N 06° 50' 20" E for a distance of 66.00 ft.; thence S 83° 09' 40" E for a distance of 62.00 ft. to the True Point of Beginning.

Parcel 4:

That part of Tract "C" Sun City Unit Sixteen as shown on the plat on file and of record in the Office of the County Recorder of Maricopa County, Arizona, in Book 122 of Maps at Page 3 thereof, described as follows:

Beginning at the northwest corner of said Tract "C" also being the northeast corner of Tract "B" of said Sun City Unit Sixteen; thence along a 73,000 ft. radius curve, the radius point of which bears N 09° 59' 39" E from the Point of Beginning, through a central angle of 15° 45' 31" for a distance of 20.08 ft.; thence S 00° 04' 14" E parallel with the west line of said Tract "C" for a distance of 72.90 ft. to a point on a 50.00 radius curve from which the radius point of said curve bears S 23° 30' 27" W;

thence along said curve through a central angle of $23^{\circ} 34' 41''$ for a distance of 20.58 ft. to a point on the west line of said Tract "C"; thence $N 00^{\circ} 04' 14'' W$ along said west line for a distance of 69.49 ft. to the Point of Beginning.

Said parcels as described contain approximately 15.64 acres, with improvements thereon.

Sundial Center

The following describes the legal metes and bounds encompassing the real property referred to as the Sundial community recreational center.

Tract "A" SUN CITY UNIT twenty-two (C) per Book 158, Page 22 in the office of the Maricopa County Recorder.

Said parcel, as described, contains approximately 10.37 acres, with improvements thereon.

Lakeview Lanes Bowling Facility

The following describes the legal metes and bounds encompassing the real property referred to as the Lakeview Lanes Bowling Facility.

All of Tract "I", Sun City Unit Sixteen, as shown on the plat on file and of record in the Office of the County Recorder of Maricopa County, Arizona, in Book 122 of Maps at Page 3 thereof, except therefrom those three portions of said Tract "I" described as follows:

Exception 1:

Commencing at the northeast corner of said Tract "I"; thence $N 83^{\circ} 09' 40'' W$ along the north line of said Tract "I" for a distance of 343.97 ft. to the True Point of Beginning; thence $S 06^{\circ} 50' 20'' W$ at right angles to the last mentioned course for a distance of 120.00 ft.; thence $N 83^{\circ} 09' 40'' W$ for a distance of 3.00 ft.; thence $N 06^{\circ} 50' 20'' E$ for a distance of 120.00 ft.; thence $S 83^{\circ} 09' 40'' E$ for a distance of 3.00 ft. to the True Point of Beginning.

Exception 2:

Commencing at the northeast corner of said Tract "I"; thence $N 83^{\circ} 09' 40'' W$ along the north line of said Tract "I" for a distance of 115.97 ft. to the True Point of Beginning; thence $S 06^{\circ} 50' 20'' W$ at right angles to the last mentioned course for a distance of 66.00 ft.; thence $N 83^{\circ} 09' 40'' W$ for a distance of 62.00 ft.; thence $N 06^{\circ} 50' 20'' E$ for a distance of 66.00 ft.; thence $S 83^{\circ} 09' 40'' E$ for a distance of 62.00 ft. to the True Point of Beginning.

Exception 3:

All that certain portion of said Tract "I", Sun City Unit Sixteen, within the dedicated right-of-way of 105th Avenue described as beginning at the southeast corner of said Tract "I" run thence $N 00^{\circ} 04' 14'' W$ along the east line of Tract "I" a distance of 372.77 ft.; thence $N 83^{\circ} 09' 40'' W$ a distance of 30.22 ft.; thence $S 00^{\circ} 04' 14'' E$ along a line that is 30.00 ft. westerly of the east line of Tract "I" as measured at $90^{\circ} 00' 00''$ to the east line of Tract "I" a distance of 358.17 ft. to a point of curvature; thence southerly and westerly along the arc of a 15.00 ft. radius curve that is concave northwesterly through a central angle of $94^{\circ} 14' 55''$ a distance of 24.67 ft. to a point of compound curvature on the northerly line of Thunderbird Blvd. as shown on the plat of said Sun City Unit Sixteen; thence easterly along the arc of a 7445.00 ft. radius curve that is concave northerly through a central angle of $00^{\circ} 21' 21''$ a distance of 46.23 ft. to the Point of Beginning.

Bell Center

The following describes the legal metes and bounds encompassing the real property referred to as the Bell Recreation Center.

Tract "P" of Sun City Unit thirty six, a subdivision recorded in Book 155 on Page 41 of M. C. R. except the following described area:

Beginning at the northeast corner of Tract "N" of said Sun City Unit Thirty Six; thence S 89° 45' 16" E along the southerly line of Bell Road a distance of 746.52 feet to a point of curvature; thence southeasterly along a curve concave southwesterly with a radius of 65.00 feet, a distance of 84.67 feet, through a central angle of 74° 37' 54", to a point of tangency; thence S 15° 07' 22" E along the westerly line of 99th Avenue a distance of 340.00 feet to a point; thence S 74° 52' 38" W a distance of 92.01 feet to a point; thence N 89° 45' 16" W a distance of 986.39 feet to a point on the easterly line of Boswell Boulevard; thence northerly along a curve concave easterly with a radius of 4,002.62 feet, a distance of 200.94 feet, through a central angle of 2° 52' 35" to the southwest corner of said Tract "N"; thence S 89° 45' 16" E a distance of 195.00 feet to the southeast corner of said tract "N"; thence N 00° 14' 44" E a distance of 200.00 feet to the point of beginning.

Said parcel, as described, contains approximately 27.233 acres.

MEMORIES OF THE SUN CITIES



EIGHT CLUBS SERVED AS CENTERPIECE FOR ORGANIZED RECREATIONAL ACTIVITY

One of a series on the history of
Sun City and Sun City West, Arizona

Sun Cities Area Historical Society
10801 Oakmont Dr. Sun City, Arizona
602/974-2568

EIGHT CLUBS SERVED AS CENTERPIECE FOR ORGANIZED RECREATIONAL ACTIVITY

It didn't take long for early Sun Citians to show their desire to do something besides sitting in the sun and counting their blessings. According to T. C. Austin, activities coordinator for the Del E. Webb Development Co., the interest shown in the recreation facilities "far exceeded expectations."

By April 1960, three months after the first model homes were opened for inspection on New Year's Day, eight clubs had been organized. These first eight were Lapidary Club, Ceramic Club, Woodworking Club, Jewelry and Copper Club, Lawn Bowling Club and Shuffleboard and Croquet Club.

There was no organization or mechanism in place then such as the Recreation Centers of Sun City Inc. as we have now and no plan to pay for maintaining the facilities that were already in place. "We realize that an overall and complete program will take time," Austin said. "Therefore, to help get the machinery started DEVCO will assume all maintenance costs until June 1, 1960."

Beginning June 1, membership was \$1 per person per month. This entitled members to use the community building (now the Oakmont Recreation Center) swimming pool, arts and crafts building, card rooms, shuffleboard, croquet and lawn bowling courts.

The membership dues would go toward defraying the costs of maintaining the buildings. It was anticipated that the amount collected would not be sufficient to cover all costs; therefore, DEVCO agreed to make up the difference.

These membership dues did not include the cost of supplies and materials used in the arts and crafts clubs. Each club could charge a fee as needed to cover such costs if they

chose. This would be in addition to the \$1 membership dues. Golf course privileges were not included in these membership dues.

Each of the first eight clubs held its own meeting during the month of May. At this meeting members appointed a representative to serve on an overall governing body called the Activity Club that would look after the facilities and coordinate the activities of the various clubs. The facilities included space and equipment needed for a functioning activity. The clubs would be responsible for their care and replacement and for the training and social part of the clubs' agenda.

Emmett Williams, Ralph Robuck Sr. and Herbert J. Huebach, residents of Sun City, had consented to act as an interim Advisory committee until the Activity Club was established.

A general meeting was held in June 1960, followed by an election of officers for the Activity Club.

This was the beginning of organized recreational activity tied in with home ownership that was the fulfillment of Del Webb's dream of active retirement. It set the tone for a future relationship between the clubs and some sort of an organization to look after the facilities.

And it exemplified Mr. Webb's belief that retirees should have the opportunity to be independent in developing a lifestyle they desired.

Of course major changes came later: It was a venture into uncharted territory and required new, untried tactics. And the need for action was immediate because home buyers were standing in line to buy.

Sun City residents want recreation center

By THELMA HEATWOLE

SUN CITY — A group of residents here will petition the Del E. Webb Development Co. Monday to build a northside recreation center that was planned then abandoned by the company.

The Del Webb firm at one time offered to give back the money to buyers who bought their homes dependent on the facility being built at Union Hills Drive and 99th Avenue.

John W. Meeker, president of the firm, said Friday the company is again considering "repeating the offer of rescission."

Meeker said the Webb company already has spent \$7.5 million on recreation facilities beyond the amount required by its master agreement with the Recreation Centers of Sun City Inc., which operates the centers.

He said the company

would not be "intimidated, coerced and blackmailed by anyone."

However, the petitions, already with more than 1,000 signatures, ask that the recreation center "be completed as soon as possible . . . to relieve overcrowded conditions now at existing recreation centers, due to accelerated building program."

John Harrison, organizer of the petition drive sponsored by the Town Meeting Association, said when he bought his home on Feb. 1976 in the new area near Union Hills Drive, the recreation facility was designated on a map dated Nov. 15, 1975.

And, Hubert Pemberton, Town Meeting Association member, said he has a copy of a letter dated Nov. 11, 1975, in which the Rec Centers released Webb from building any more recreation centers in Sun City.

Harrison said that in February 1976, "We were told by a sales counselor that there would be a recreation center at 99th and Union Hills Drive. This is one reason we purchased our home in this particular area. A percentage of the purchase price of the home is to go for the construction of recreation facilities."

Meeker explained that in Sun City's earlier history a master agreement between Webb and the Sun City Community Association (later the Rec Centers) was reached, calling for an expenditure by Webb of \$200 per dwelling unit (the amount later increased) for subsequent recreation facilities.

"We were required on the Bell Center," Meeker explained, "to set aside approximately \$300 for the less than 4,000 units left to be built in Sun City. We spent in excess of \$6 million on that facility. The excess came out of our pocket."

The Del Webb firm and Rec Centers have agreed

to evaluate use of the recreational centers to determine if additional facilities are needed and can be economically maintained when all homes have been completed and occupied.

He said if additional facilities are truly needed and constructed at Union Hills, it will most likely require a substantial in-

crease in Rec Center dues from all Sun City residents to cover operating costs, maintenance and depreciation.

Harrison said if Meeker is receptive, the petitions will be handed to him Monday.

VF
REC
CENTERS
GENERAL
AZ
REPUBLIC
JUNE
11, 1977

The Arizona Republic Sat., Jun. 11, '77 B-17

Residents study options for Union Hills center

By **TIM CLARK**
Staff Writer

Residents seeking a recreation center north of Bell Road Wednesday discussed options open to them in their effort to obtain the center.

Joseph "Roy" Sculley, spokesman for the group, outlined six options to the 25 or so activists at the session in a local bank branch.

Sculley said afterwards there was some discussion of possible actions before members of the press were asked to leave the meeting so the discussion could continue in private.

SCULLEY, who lives in Paradise Valley but owns a home at 10319 Willowcreek Cir., and John Harrison, 10324 Willowcreek Cir., also reported on a meeting Monday with officials of Del E. Webb Development Co.

Sculley and Harrison decided before the meeting not to present petitions from homebuyers who say they expected a recreation center at 99th and Union Hills Drive when they purchased their homes.

The pair met with Webb president John Meeker, executive vice president Joe Aubin, and attorney Gerald Williams.

WILLIAMS yesterday characterized the meeting as a "personal" one with two Sun City homeowners, rather than one with representatives of the petition-signers.

Williams said the Webb officials asked to see the petition, but have not decided what they would use it for.

However, Sculley and Harrison said they felt the Webb officials would use the list as a mailing list to contact signers of the petition.

THE TWO homeowners also said Meeker offered to buy their homes back at current market value or to sell them as resales for a 2 per cent commission.

Although the two men interpreted Meeker's offer as a general one to any homeowner, Williams said the firm has not decided yet whether to make such a broad offer.

Both Williams and Sculley agreed that Monday's meeting had been congenial and without animosity.

Sculley, who said he did not advocate any particular options for group action, listed the following possibilities at Wednesday's session:

—**ACCEPT** what he interpreted as a Webb offer to buy back their homes or sell them at 2 per cent commission.

—Wait and hope that the integrity of Meeker and the development company would make them feel obligated to build the Union Hills center when the decision is made in fall 1978.

—Submit affidavits with copies of all materials used in transactions to the state real estate commissioner, attorney general, and governor for their consideration and possible action.

—Retain private legal counsel as individuals.

—**JOIN** together to hire a counsel for a group of homebuyers and explore the possibilities of a class action suit against Webb.

—Make their dissatisfaction known to hometown friends and "take their case to the people through the news media."

Sculley also spoke of his personal interest in changing nominating procedures for the board of directors of the Recreation Centers of Sun City, Inc.

Sculley said he would seek to open up nominations from the floor, even though it might mean holding both a primary and a final election for the board.

Daily News-Sun, Sun City, Ariz. Friday, May 1, 1992

SC rec centers increase activity fees for guests

By JACQUE PAPPAS
Daily News-Sun staff

SUN CITY — The Recreation Centers board of directors voted Thursday to increase guest fees for golf, bowling and other monitored activities, effective June 1.

For an 18-hole regulation golf course, the fees will increase from \$15.25 to \$19 in the winter and from \$12.75 to \$16 in the summer; for an 18-hole executive course, the winter rate will increase from \$13 to \$16 and the summer rate will increase from \$9.25 to \$12; and for nine-hole courses, the rate will increase from \$8 to \$10 in the winter and from \$5.75 to \$8 in the summer.

Director Max Domino said the change in the golf guest fees was made to bring the fees more in line with other courses in the Northwest Valley.

The board also voted 7-2 to increase the bowling fees for guests by 25 cents a game to

\$1.50 per game.

Directors Alfred Barker and Arthur Williams voted against the measure, saying that they did not think the increase was necessary.

"Even though this does not affect any individual residents in Sun City, I find the prices in other areas considerably less. I don't think we should raise the prices unless it's really warranted," Williams said.

The board also voted to increase the cost of a guest punch card to \$1 per punch from 75 cents and 80 cents a punch.

The punch cards are used for all monitored activities. They will be distributed in increments of five, 10, 15 and 20 punches.

In addition, the board voted to establish a range ball punch card with 20 punches for golfers. If residents choose to purchase the punch card they will get a discount of \$5 to \$10 compared

to if they bought the buckets of range balls on an individual basis.

In other business:

■ The board unanimously voted to reinstitute indemnity coverage for directors to protect the corporation from possible lawsuits. The coverage, which costs \$9,000 a year, gives \$5 million coverage with a deductible of \$7,500.

■ The board voted 7-2 to permit one corporate tournament per course in June, July and August.

Directors Max Waugh and Helen White voted against the measure, saying it gives non-members the rights of members.

"I ran for this board with the purpose of keeping Sun City for Sun Citians. A lot of people think this is just the beginning of opening our golf courses to the outside again," White said.

THESE ARE SOME OF THE REASONS WHY RCASC OPPOSES INCORPORATION

- FACT** Incorporation would destroy Sun City as an Adult Retirement Community and change it into a general purpose community just like any other city. Incorporation would change the quality of life we all now enjoy.
- FACT** Incorporation of Sun City is not inevitable. There is no law that requires incorporation when a community reaches a certain size or population.
- FACT** Sun City cannot be annexed by any other community without the approval of Sun City Residents. Arizona State Law requires such approval.
- FACT** The Del Webb Company will be in Sun City for many years to come. The Del Webb Corporation's large financial investments in office buildings, shopping centers, etc., insure this. Completion of Sun City West is scheduled for 1999.
- FACT** At the present time (without incorporation) the county is responsible for Sun City street maintenance, traffic lights, police protection, zoning and planning, etc.
- FACT** Local governments (incorporated cities) are created through the political process. You cannot have the political process without the politicians and bureaucrats.
- FACT** There is no incorporated city without local taxes, or without additional costs to the taxpayers. More government costs more money. Once created government growth cannot be controlled, it increases its size through government's power to tax and coerce.
- FACT** Incorporation simply super-imposes another level of government, another tax burden, on top of and in addition to the state and county governments.
- FACT** Obtaining "Self Rule—Home Rule" through incorporation is not possible because Federal, State and County laws prevail over incorporated local governments and local laws. Today cities are controlled and dictated to by the Federal bureaucrats and the Federal Courts.
- FACT** Sun City is alive, healthy and prosperous without any of the major problems or difficulties being experienced by incorporated cities. Let's pool our efforts and keep Sun City uncomplicated and unburdened by politicians and bureaucrats and strive to make it the best Adult Retirement Community in the whole world.

Join with us in this endeavor !!!

Retirement Community Association of Sun City

County, our present local governing body, indefinitely ?" was, yes 5563 - no 258 or 95.5 % against incorporation. The vote on question #2, was 96.9% against incorporation and on the three part question # 3, the vote was 92% against incorporation.

January 1975 - Contrary to the mandate of their members as expressed in the December 8th, 1971 election and without prior approval of their members, the H O A Directors and the Special Research Committee again pressed for incorporation of Sun City.

They distributed a SUMMARY REPORT of the 1974 STUDY OF HOME RULE - SUN CITY ARIZONA --- This report listed nine (9) reasons favoring incorporation and none against. Certain H O A Directors spoke at various clubs and other meetings urging incorporation of Sun City.

February 1975 - - The Board of Directors of the H O A passed a resolution recommending incorporation of Sun City.

April 1975 - - This latest attempt by the Board of Directors of H O A to push for incorporation of Sun City was ended when a membership meeting of about 375 voted, about 90% , against incorporation.

After reviewing the record any reasonable person must conclude that despite their claims of being neither for or against incorporation the Board of Directors of the Sun City Homeowners Assn. (H O A) are not impartial. It is reasonable to conclude they are very strongly committed to incorporating Sun City. They refuse to abide by the wishes of their members who have repeatedly rejected incorporation.

MARINETTE (Sun City- Youngtown) SCHOOL DISTRICT

June-July, 1974 - The Sun City Homeowners Assn. and the Sun City Taxpayers Assn. circulated petitions and were successful in having the new Marinette School District established. Michael P. Komar was appointed chairman of the new school board and plans were made to build a school at 99th Ave. and ~~SUN CITY~~ Blvd. The Retirement Community Association of Sun City filed a suit in Maricopa County Superior Court challenging the legality of the petitions. On August 12th, 1974 Judge Lurie ruled in favor of R C A -S C. Judge Lurie ruled that due to insufficient valid signatures the Marinette School District and its Board would no longer exist. Invalid signatures were those of persons who were not registered voters, persons who had signed more than once, persons who had signed their own and their spouse's names.

Note: Sources of material for this history are: Public Records, Arizona Republic, News-Sun, Sun Citizen and reports issued by the H O A .

The Retirement Community Association of Sun City (RCASC) is dedicated to keeping Sun City as an Adult Retirement Community and keeping Sun City Unincorporated.

IF YOU ARE NOT A MEMBER PLEASE JOIN US, IF YOU ARE A MEMBER PLEASE HELP BY GIVING THIS MATERIAL TO A FRIEND OR NEIGHBOR.

Retirement Community Association of Sun City

P.O. BOX 745 • SUN CITY, ARIZONA 85351

Retirement Community Association of Sun City

P.O. BOX 745 • SUN CITY, ARIZONA 85351

1977

Dear Sun Citian:

The purpose of the Retirement Community Association of Sun City (RCASC), is to keep Sun City as the Adult Retirement Community we were promised when we purchased our homes here, which was: No sales to anyone under 50 years of age and no one under 18 years of age could be a resident here.

RCASC has no paid staff, we do not maintain a costly office. We are a civic association whose affairs are conducted by Sun Citians on a voluntary basis. RCASC is a civic association that is dedicated to keeping Sun City as an Adult Retirement Community and keeping Sun City UNIncorporated.

RCASC is associated with Adult Action, which is a statewide organization of over 150,000 members working to keep Adult Retirement Communities as such. We in Sun City are faced with the problem of resales to persons under 50 years of age, with young children. *Please read your deed*, you will find it contains no age restrictions. RCASC intends to correct this by working to have our deeds amended by placing therein legal, binding age restrictions.

RCASC has successfully opposed and will continue to oppose the incorporation of Sun City.

RCASC, in 1974 took the required legal action to fight against building an elementary school in Sun City, this after two other civic associations had circulated petitions; had the Marinette (Sun City) School District created; had a school board appointed and picked a building site on which to build a school. RCASC's legal action resulted in abolishing the school district.

To reach our goals and keep Sun City the kind of community you want, the community that was so attractive to you that you decided to move here, we need your full support. If we all work together, we can win and put an end to the efforts of a small group of people who want to destroy Sun City as an Adult Retirement Community.

JOIN US: our membership dues are \$2.00 per person. This is a very small price to pay for the peace, contentment and freedom of an Adult Retirement Community.

Yours for happy retirement,

Albert N. Brown

Albert N. Brown
President

VF SC (RCASC) NOW RCSC LETTER FROM RCASC 1977

ATTENTION ALL SUN CITIANS !

In the coming months you will be subjected to another propaganda effort, an expensive publicity campaign designed to convince you that Sun City should incorporate or adopt some form of local government. The principle reason for this added layer of government would be to take over certain services now provided by Maricopa County; i e , Police, Street maintenance, care of median strips, etc. Presently, in an unincorporated community (Sun City) it is the county's responsibility to provide these services. The streets and medians are owned by Maricopa County.

Do you want to still pay all your county taxes and also pay the added costs of another level of government?

You are entitled to know the history of repeated attempts to incorporate Sun City. You should also know of the attempt to create the Marinette (Sun City) School District and to build a school at 99th Ave. and Sun City Blvd.

April 9, 1963 - The Sun City Homeowners Association filed Articles of Incorporation with the Arizona Corporation Commission. Among other provisions, these contained " Article III, 2, To gather information and data for the benefit of the members of the corporation with respect to : (a) the proposed incorporation of Sun City as a municipal corporation".

November 1964 - The INCORPORATION COMMITTEE OF THE SUN CITY HOMEOWNERS ASSN. conducted a publicity campaign urging the residents to vote FOR incorporation at the election to be held December 1st, 1964. They distributed a report titled " The Facts Are Different Than a Whole Lot of People Think: Why Should We Incorporate?". This report listed No reasons against incorporation and EIGHT (8) reasons for incorporation; such as " to have better control over utilities, electric, gas, telephone - " (This was misleading because city governments do not control these utilities, they are controlled by the Arizona Corporation Commission).

December 1, 1964 - The election on incorporation was held and the proposed incorporation of Sun City was defeated by a margin of two and one-half, (2 1/2 to 1).

November 19, 1969 - The H O A published another report on incorporation of Sun City in the local newspapers.

November 11, 1971 - The H O A Local Government Study Committee issued another report on Incorporation of Sun City. It contained nine (9) arguments for and only five (5) against incorporation. -- A committee of the Sun City Taxpayers Assn. reviewed this H O A report and found "glaring omissions, scare tactics" and an "entirely opposite set of figures" than those in the 1969 report issued by H O A. -- S C T A was also critical of the fact that only H O A members would be permitted to vote on incorporation at the straw vote of December 8, 1971. S C T A was critical of the tricky wording of the ballots. To vote against incorporation a person was required to vote yes on the first question, vote no on the second question and vote no three (3) times on the third question.

December 8, 1971 - The election was held and the members overwhelmingly rejected the H O A Directors and committees proposal to incorporate Sun City. The vote on question #1, "Do you favor continuing to have Sun City governed by Maricopa

December 24-30, 1986, THE SUN CITIES INDEPENDENT

It's official: 12/28/86 Rec Centers raise annual fee to \$100

By BRET MCKEAND

The Recreation Centers of Sun City, Inc. will increase its yearly assessment fee from \$65 to \$100 beginning in January.

The fee increase was approved by the corporation's board of directors at the board's Dec. 18 monthly meeting.

Meeting before a full house at the Lakeview Center Social Hall, the board discussed several alternatives to raising the fees before finally settling on the \$100 fee.

The new assessment fee is part of the 1987 proposed budget, which calls for a projected income of \$4,458,775. Ninety dollars of each member's yearly fees will be used for operating expenses while the remaining \$10 is to be put into a special reserve fund and will only be used for major repair projects.

The budget and assessment fee were approved 6-2, with one director (Lawrence Witt)

abstaining. President Doris Timpano and Secretary Evelyn Hitchcock voted against the proposal.

Earlier in the meeting, Timpano and Hitchcock had pushed for a lower annual assessment fee of \$95. The proposal, however, was voted down.

Director William Heckman proposed that the annual dues be raised to only \$80 a year and the transfer fee be increased from \$300 to \$1,000. That motion, too, was voted down, but not before a lengthy discussion between board members and representatives from the Sun City Area Board of Realtors.

The transfer fee is the fee new homeowners are required to pay in order to become members of the Rec Centers. Area real estate agents claim the higher transfer fee will hurt the sale of homes in Sun City.

Ethel Behnle, of O'Keefe Realty/Better Homes and
See BUDGET, page 3

from page one

Gardens, says the higher transfer fee would "cut off a retail market in this community."

"The board and the membership is trying to push buyers to Sun City West where there is no \$1,000 initiation fee -- there isn't even the \$300," says Behnle.

Behnle contends that if a higher transfer fee is adopted, current homeowners would receive less when they go to sell their homes.

Ken Meade, of Ken Meade Realty, says the increase would be similar to "slapping a 2 percent sales tax on the sale of a home."

"I've seen you people keep fees artificially low over the years," says Meade, "and now you're asking the new buyer to help you solve your problems."

Heckman feels a \$1,000 transfer fee is a fair price for the many facilities available to homeowners in Sun City.

"For heaven's sake, where else can you go and get what we have here for an extra \$1,000," asked Heckman.

The idea was rejected, 6-2, by board. Treasurer Stanley Phillips abstained.

The board also unanimously approved the 1987 proposed golf, bowling and general

administration budgets.

In other business:

-- The board unanimously approved a motion to continue its contract with the *Sun City Independent* newspaper. The board advertises its "Board Bulletin," featuring Rec Centers news, in the newspaper.

-- Unanimously approved a request from the Regional Public Transportation Authority to allow the Sun Bowl parking lot to be used by bus patrons. The Rec Centers will pay for the installation of a phone and additional street lighting at the location.

-- Unanimously approved a \$500 donation to the Water Watch Committee.

Rec board approves visitor policies

by JACQUE PAPPAS
Daily News-Suns staff

SUN CITY — The Recreation Centers board of directors adopted a revised guest policy Thursday, but some residents contend it is still too liberal.

Five Sun City residents were appointed to an ad hoc committee in January to review the centers' guest policy, which has been the subject of debate for many years.

The debate has centered on whether visitors who use the golf courses, bowling lanes, craft rooms and other facilities in Sun City should be limited to out-of-town guests and Sun City West residents.

The five-member residents committee turned in their recommendations to the board of directors in May.

A separate committee of four directors in turn reviewed the guest policy, made changes and submitted it to the board for a vote.

The policy was unanimously approved at Thursday's monthly meeting. Directors JoAnn Cooper and Max Waugh were not present for the vote.

Board President Norm Schuett said the ad hoc board committee helped bring the policies up to date.

"We did a lot of cleaning up of the wording but there were no major changes. We got input from our attorneys to make sure our clarifications were OK," Schuett said.

"We did a lot of cleaning up of the wording but there were no major changes. We got input from our attorneys to make sure our clarifications were OK,"

11-23-91

Norm Schuett,
Board president

The new guest policy states: "A guest may be defined as a non-resident friend or family member of a Sun City home owner or resident who are card holders."

The new policy allows card holders may buy up to five yellow 20-punch cards for guests. All guests must be signed in by their host upon presentation of the yellow punch card, which now cost \$15 each.

A card holder may invite a guest for bowling and golf, but guests are not allowed to take part in league bowling.

As for clubs, the policy states that a club member may invite guests to a club activity. But the number of guests cannot outnumber the number of members in attendance.

The guest policy states that Sun City West residents are allowed to attend club activities as guests of a club member.

Although many of the new guest policy's rules have been implemented in recent years, several residents at the meeting said they think the policy is still too liberal.

Sun Citian C.J. Dorr said the policy once read that a guest "must be an overnight guest or be staying at a nearby hotel in the Sun City area ... or belong to the Sun City West Recreation Centers."

"At the present time this privilege is being abused considerably. I know people who come in as guests several times a week and easily use more than five punch cards," Dorr said.

Harold Boudrie, chairman of the resident guest policy committee, said the committee initially proposed that guests be limited to friends or relatives staying overnight or on day visits.

"What we proposed to the board is no longer part of the policy approved by the board. We don't want to restrict anyone, but we don't want anyone to be able to use the facilities whenever they want to," Boudrie said. "I did not hear anything spelled out as to what a guest is and I think it should be defined."

Director Gerald Unger said it would be difficult to define what a guest is and said the recreation centers is "appealing to Sun City residents to control their own actions."

"No guest can bump a member out of any activity. The member has first priority," Unger said. "A person cannot just walk off the street and be a guest; they have to be hosted by a member."

A number of residents at the meeting echoed concerns regarding the legality of the centers, a non-profit corporation, allowing people to use the centers who are not out-of-town guests.

Schuett said the board consulted with its attorney who essentially said, "... the facilities and activities of rec centers are to be operated for the benefit of the home owners and residents of Sun City who are card holders. The ability to invite guests benefits card holders because it allows them to enjoy the facilities and activities with the company of friends and family who would not otherwise be entitled to use the facilities or participate in the activities."

The new guest policy has eliminated a free vacation package offered since October 1990 to people visiting the community.

The Sun City Ambassadors were given permission to offer the vacation packages by the board in October 1990. The Ambassadors have used the passes to offer potential Sun City residents visiting the area a one-week pass to use the centers, play a round of golf and three games of bowling.

WARRANTY DEED

SUN CITY CIVIC ASSOCIATION, a non-profit Arizona corporation,
Grantor, hereby conveys to SUN CITY COMMUNITY ASSOCIATION, a non-profit
Arizona corporation, Grantee, the following described real property situated in
Maricopa County, Arizona:

That portion of Tract C Newlife Unit One (1), recorded
in Book 85, page 10 in the office of the Maricopa County
Recorder, being further described as follows:

BEGINNING at the Southeast corner of Lot No. One
(1) said Newlife Unit One (1) being also an angle point in
Tract C, thence North $0^{\circ}15'00''$ East 110.00 feet to the
Northeast corner of said Lot One (1), being also the South
line of Oakmont Drive, thence along said South line South
 $89^{\circ}45'00''$ East 573.76 feet to the pc of a curve to the right,
thence along said curve to the right having a radius of 20.00
feet thru a central angle of $89^{\circ}58'10''$ for a distance of 31.42
feet to a point on the West line of 107th Avenue, thence along
said West line South $0^{\circ}13'10''$ West 74.00 feet; thence North
 $89^{\circ}46'50''$ West 63.50 feet; thence South $0^{\circ}13'10''$ West
parallel to 107th Avenue 199.50 feet; thence North $89^{\circ}46'$
 $50''$ West 163.50 feet; thence North $0^{\circ}13'10''$ East parallel
to 107th Avenue 116.56 feet; thence North $79^{\circ}23'30''$ West
372.93 feet to the point of beginning.

Parcel as described contains 2.45 acres with improve-
ments thereon consisting of a recreation center, stage, pool,
arts and crafts building, shuffleboard court and lawn bowling
area.

SUBJECT TO: existing taxes, assessments, liens, incum-
brances, covenants, conditions, restrictions, rights of way,
easements and other matters of record.

Grantor warrants title to said property against all persons whomsoever.

DATED: this 6th day of May, 1968.

SUN CITY CIVIC ASSOCIATION,
a non-profit Arizona corporation

By Leo J. Wilson President

ATTEST:

Secretary

Wm. T. Whisner

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

On this, the 6th day of May, 1968, before me, the under-
signed Notary Public, personally appeared Leo J. Wilson
and Wm. T. Whisner, who acknowledged themselves to be
the President and Secretary, respectively,
of SUN CITY CIVIC ASSOCIATION, a non-profit Arizona corporation, and that they,
as such officers, being authorized so to do, executed the foregoing instrument for
the purposes therein contained by signing the name of the corporation by themselves
as such officers.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public in and for said County
and State

My Commission Expires:

Rec fees cut for visitors

By JACQUE PAPPAS
Daily News-Sun staff

SUN CITY — Visitors who come to Sun City for a short-term stay will be able to enjoy the retirement community's recreational activities for a reduced fee.

The Recreation Centers of Sun City board of directors Thursday approved a reduction in renter privilege card fees.

At their monthly board meeting, directors voted 6-2 to reduce the fees for those visitors or renters who use the facilities for less than 90 days.

Director Donald Rees said he proposed the new fees to attract visitors to Sun City and the centers.

"We are looking for people to buy homes here in Sun City. The majority of us want to promote Sun City," Rees said. "If a person comes here for one month and wants to use the facilities, they can see how good Sun City really is. But if they can't afford to buy a privilege

card, we may have lost a potential home buyer."

The new rates, effective Dec. 1, are \$25 per person for 30 days or less, \$50 per person for 60 days or less and \$75 per person for 90 days or less.

Previously, all renter privilege cards cost \$100 regardless of whether the visitor used the centers for 20 days or 12 months.

Directors Sam Liberson and James Hawks opposed the measure, saying that renters may try to abuse the reduced rates.

"I want to attract people to Sun City, but there could be rental manipulation on contracts and legal agreements," Liberson said. "I'm afraid people will take advantage of these reduced rates."

In other business the board accepted a policy to restrict play on the golf courses when the greens are covered with frost.

Director Charles "Bob"

See Board, A4

— From A1

Turner said the golf committee recommended the new course rule.

Turner said the course superintendent will determine when the frost has melted and the course is playable.

Only those tee times scheduled after the course is opened will be honored.

For example, if a foursome has a 7 a.m. tee time and the frost does not melt until 8 a.m., their time will be canceled. A lost tee time can then be rescheduled for a later time or a rain check will be given.

"If you walk on the grass on the greens or tees when there is frost on, it actually breaks. That's why there are brown spots on certain parts of the green," Turner said. "We hope that the golfers understand that this is to keep the greens in as good condition as possible. This is just until the frost disappears."

The board also unanimously approved a proposal for design, specifications and cost estimates for the resealing of Willowbrook and Willowcreek golf courses.

The project is part of a water conservation program the centers have initiated to cut excessive water loss from the golf course lakes and streams, said Director Norm Schuett.

Schuett said construction would start in May 1990 on

seven lakes and 8,000 square feet of creeks at the two golf courses.

"This is part of a continued effort to keep the water conservation program going. Eliminating water loss is our first priority, then we will handle everything else in time," Schuett said. "It is very expensive and extremely urgent. We have some very serious leakage at Willowcreek."

Board members unanimously approved revised operating procedures for chartered clubs in other business.

The revisions, effective Nov. 1, will affect 144 clubs, said Director James Hawks.

Hawks said the new procedures will provide more specific guidelines for clubs to follow.

"The clubs are part of a total package, but have the authority to administer their own activities under the auspices of the recreation centers," Hawks said. "It's the part of Sun City that is unique. I don't know of any other area you can go to and have such a variety of clubs to choose from."

Hawks said some changes include an automatic review of clubs if they do not get new members for an extended period of time and a formula to determine "reasonable" limits for club bank accounts.

Board President Ray Danford said the new procedures will reinforce the tie between the

recreation centers and its chartered clubs.

"This will give us a little closer supervision of the clubs by both management and the board of directors," Danford said. "In the past, things have gotten a little lax."

In separate action, board members voted 7-0, with one abstention, to allow the Sun City Rockhound Club to set up a mineral museum and club room at Sundial Center.

In August, the board approved space for the Rockhounds at Oakmont Center, but since then, the board approved the installation of an elevator at Sundial, making more space available at that center.

Since other clubs found the space too small for their projects, the Rockhounds volunteered to move into rooms at Sundial.

The Sun City Photo Club may use the space originally allotted for the Rockhounds at Oakmont.

Director Phil Spalding, who abstained from voting, said the board should encourage more clubs to use Oakmont and other centers south of Grand Avenue.

"I feel we should center some of our efforts, particularly at the club level, in Phase I," Spalding said. "There just doesn't seem to be a lot of activity at centers like Oakmont. I think we should make renewed efforts to get more people active at Oakmont."

THE ARIZONA REPUBLIC

Monday, Aug. 26, 1991

1W

Chartered buses given restrictions

Late stops ruled out at Bell Rec Center

By Jeff Nelson
Special to Community

SUN CITY — Residents upset about being awakened during the night by chartered buses using the Bell Recreation Center as their "depot" can rest easier now, say members of the Sun City Recreation Centers board of directors.

The board, at a meeting Thursday approved rules limiting the hours buses can use the parking lot, where the buses can park inside the lot and who can use the lots to board the buses.

Residents have complained that noise and diesel fumes from the chartered buses are disruptive.

The board agreed to prohibit buses from using the lot between 10:30 p.m. and 6:30 a.m.

Board members Bill Lator, Joseph Sentes, Gerald Unger, Max Waugh, Jo Ann Cooper, Helen White, Carl Anderson and Norm Shuett approved the new policy, while board president James Hawks abstained.

The buses will be required to park in marked areas only, to adhere to the enter and exit signs in the parking lot, and to carry liability insurance protecting the Recreation Centers in the event passengers are injured getting on or off a bus.

The board agreed that only Sun City residents and their guests could use the Bell Center parking lot to board the buses, to keep "outsiders" from using the location, Lator said.

"It's just we don't want a thousand cars taking up spaces," he said. "The residents here pay \$100 a year to use the facility and it just wouldn't be fair to them."

Lator said the rules will take effect after the bus companies that use the facility have been notified of the changes.

Herb Gunther, one of the bus operators,
See RECREATION, Page 4

RECREATION

asked the board to provide a half-hour cushion between 10:30 and 11 p.m. to allow drivers enough time to return from turn-around trips to Nevada.

"Lives would be risked by (bus) drivers speeding to meet the 10:30 deadline," he said. "I don't think you should penalize those people who watch their speed."

Hawks said the time restrictions will apply only to the Bell Center, and that bus companies planning a lengthy trip should use a different spot as a depot.

The new policy was drawn up by a seven-member committee that included two residents who live near the Bell Center, two board members and three people who represent users of the bus service.

Lator said board members will monitor the center to ensure compliance.

Hawks said he is aware of 17 bus companies that use the Bell Center parking lot to pick up passengers.

The board's action Thursday follows a proposal made three months ago by Cooper to block the use of center parking lots as depots for the buses entirely.

That proposal, which was de-

feated, came after complaints from residents living near the Bell Center recreation facility, 16820 N. 99th Ave.

The buses usually are chartered for one-day trips by church groups, private organizations or clubs. Destinations could include a resort at the Grand Canyon, a casino in Laughlin or an event in Scottsdale.

In other business, the board set noon Dec. 6 as the deadline to receive ballots for the next board membership election. The terms of Sentes, Waugh, Cooper and Shuett are due to expire.

Sentes and Waugh are the only two board members eligible to run, because they were appointed.

Also, the board allocated money to repave portions of the Bell Center parking lot and to slurry-seal the parking lot at the River-view Golf Shop.

The total cost of the two projects is not to exceed \$125,000. Work will begin Sept. 1.

The next board meeting will be at 9 a.m. Sept. 26 in the Sundial Center auditorium, 14801 103rd Ave. A membership meeting will follow at 10 a.m.

Rec board drops newsletter

By JACQUE PAPPAS
News-Sun staff

SUN CITY — The Recreation Centers of Sun City board of directors voted this morning to discontinue a monthly newsletter mailed to 24,000 residences in the retirement community.

Despite an emotional plea to keep the newsletter "for the members' sake," the Recreation Center News was terminated by a vote of 5-4.

Director Sam Liberson proposed the motion, saying the publication has failed to achieve its purpose.

"From reactions I have had from a number of members, it seems they are not happy with or benefitting from the newsletter," Liberson said. "The publication resulted in a fiasco in May because there were many mistakes. We had to re-issue the entire newsletter."

"If members are interested they will be happy to go by the rec centers and pick up copies of the newsletter," Liberson said.

"The costs as they are now are excessive."

About 26,000 copies of the newsletter are printed, of which 24,000 are mailed monthly to Sun City residents.

The newsletter costs about \$60,000 a year to produce, including a monthly \$1,000 fee for the publication's editor.

Liberson suggested that the board save money by not mailing out the publication but to instead distribute it at the recreation centers.

He said the board distributes other information on a regular basis to help inform the centers membership.

Director Donald Rees, who voted against killing the newsletter, said the publication has served its purpose by bettering board communication with the membership.

Rees told the board that he would resign as chairman of board communications if the newsletter was discontinued.

"I am really fighting mad over this issue. I feel it has improved

with time and has accomplished its objective. This is for the sake of the members," Rees said. "We have received both pro and con on this issue but I feel the board has an obligation to keep our members informed. I think the newsletter does serve a good purpose."

The newsletter was approved unanimously by the board last year and first published in April 1988. Since then, 11 issues have been printed.

"If we have to print the information and put it in their lap (mail it), I think it's well worth it," Rees said. "We can't assume just because someone does not pick up information available at the rec centers that they are not interested in what's going on."

In addition to Liberson, directors Bruce Norris, Phil Spalding Jo Ann Cooper and Norm Schuett voted to drop the newsletter. Directors Bob Turner, James Hawks, Ray Danford and Rees voted against discontinuing the newsletter.

been estimated for early 1976. *Dedicated April 1976*

Skyrocketing construction costs and inflation upped Rec Center dues to \$24 annually effective Sept. 1, 1973, and to \$30 annually effective this month.

NOW, the directors of Recreation Centers of Sun City, Inc., are facing what may be the board's most significant decision—whether or not to assume responsibility for Sun City's five public golf courses.

The Webb company has announced it definitely "wants out," and says if the Rec Centers won't accept responsibility the courses will be offered to Maricopa County or to private interests.

Recognizing the responsibility, the board has appointed a committee

to study all angles. While the board isn't interested in making a profit, it wants to make certain it will at least break even and not lose money.

PRESIDENT Myron Waggoner has indicated the committee will probably make a recommendation one way or another and, if it says "go ahead," then a community-wide referendum may decide the issue finally.

Even without the golf courses, that initial recreation property once valued at \$250,000 now has grown to well over \$7 million and is climbing steadily higher. Recreation center management and Sun City itself have lost their small-town image together.

INSERT "A": Written by Bill Chapman. This information was omitted from the newspaper writeup.

In late 1967 Webb announced they were going to continue the development of Sun City north of Grand Avenue. Early in 1968 Bill Chapman was approached and hired as a consultant for Webb to help in the development of Recreational Facilities north of Grand Avenue. During 1968, Owen Childress, project manager for Webb in Sun City and Chapman met with the Board of the Sun City Community Association and a master agreement was written for the completion of Recreation Centers, etc. for the balance of Sun City. This agreement which also included the Lakeview Center was submitted to the members and passed 8 to 1.

INSERT "B "

The master agreement provided for a base determination for the cost of each Recreation Center which was added to the cost of the new home, starting with the Lakeview Center of \$200 per home for the first 7500 homes north of Grand. Subsequent amounts were based on the increase in the "cost of living" or "consumer index" over the base used for Lakeview Center. Sundial was based on an 18% increase in the Consumer Index or \$236.00 per home for the next 7500 homes. Bell Center was to be at about \$300.00 but went all apart because the Recreation Centers insisted on additional bowling alleys and a library building which ran the cost several millions over the master agreement formula.

Lakeview Centers did not cost as much as projected and the savings were used to pay part of the cost of Lakeview Lanes with Devco making up the difference.

State, U.S. rules drain Rec Centers

By JACQUE PAPPAS
Daily News-Sun staff

SUN CITY — The Recreation Centers of Sun City is victim to state and federal mandates that are creating a hole in the corporation's financial pocket, board members said Thursday.

Phil Spalding, treasurer of the board of directors, said the centers are spending an "enormous amount of money" to comply with new environmental mandates.

"We are victims of circumstance. Two of our biggest causes for expense in Sun City are the state and federal governments," he said. "The water board (state Department of Water Resources) is causing us to spend hundreds and thousands of dollars on the resealing of lakes and water conservation projects."

The recreation centers has spent more than \$250,000 on a project to seal some golf course lakes this year.

The project was initiated to stay within state-mandated water limits enforced by the Arizona Department of Water Resources.

Directors made their comments during a quarterly membership meeting in Sundial Recreation Center.

Prior to the meeting, the board took action on a number of issues.

The board unanimously voted to put funds into its 1990 budget to pay for an expansion of the Bell Library, 16820 N. 99th Ave.

Director Jo Ann Cooper said the library board will pay the cost of an architect and submit the plans to the centers for approval.

"They are terribly crowded and they do really need the space," Cooper said. "They need space to show films and have book reviews. This is one of the most used facilities in Sun City."

Although the amount of the expansion was not disclosed, Cooper said, "It is much less than \$100,000."

Douglas J. Kennedy, chairman of the Sun City Library board of directors, said plans should be submitted to the board in about four weeks.

In other business, the board unanimously voted to keep all swimming pools open year-round with the exception of Oakmont pool.

The board voted in February to close selected outside swimming pools in the winter to help reduce utility costs.

Sundial is the only recreation center with an indoor pool.

Director James Hawks said the new measure will close Oakmont pool from Jan. 2 to three days before Easter.

"We have an obligation to the membership. The numbers of people using the pools was too great," Hawks said.

Hawks said the recreation center pools were used 711,065 times in 1988.

The board discussed action that it took at a special meeting Monday.

At the meeting, the board approved allowing recreation centers' employees to use the golf and bowling facilities at discount prices.

Director Sam Liberson, who voted against the measure at the special meeting, said the vote hurts the board's reputation.

"Nothing can do more damage to the integrity and image of the board and undermine the respect in which the board is held by the membership, than to approve special privileges and perks," Liberson said. "I believe it is a direct insult to the paying members of our community. If it's compensation that's desired, then do it with dollars and cents."

But others disagreed.

"Early last year, the employees were allowed to use everything. And then with one big brush, they weren't allowed to use anything. That resulted in a lot of unhappy people," Hawks said.

Employees will pay 50 cents a line at the bowling alleys and \$5 and \$2.50 at the golf courses.

Sun Citian Glenn Cox said the employees should be allowed to use the facilities when it does not interfere with membership use.

"I think the board has finally shown some wisdom on this issue with the employees. I think they should be able to use them free," Cox said. "I think it's completely fine to have them use the two facilities on an available basis."

The approval is on an availability basis and allows no other use of centers' facilities.

1-29-61

Sun City Civic Group Takes Over Facilities

A real estate deal of large size and considerable consequence to those involved was consummated at Sun City last week.

By it the Del Webb Corporation turned over to the Sun City Civic Association property valued at \$250,000 in keeping with agreements set forth when the senior citizen retirement community first was undertaken.

THE CORPORATION gave to the association approximately 2½ acres of land and the buildings which comprise the present Sun City recreational facilities, such as, the assembly hall, art and craft shop, shuffleboard, lawn bowling green, patio, pool and all furnishings for these.

Dr. Ralph Hawley, a former Yale professor and president of the association, signed the agreement on its behalf, with Thomas Breen representing the Webb interests.

The association has incorporated as a non-profit unit to hold the property. It has entered into an agreement with Webb for the latter to operate the facilities at cost for the ensuing year.

Based on the experience of the first year this will run to about \$24,000 a year, covering all expenses. Association members voted to assess themselves one dollar per person per month to meet the 1961 bills.

All money will be placed in escrow against a reduction of assessment in following years. There are 1,400 houses in the association.

THE SERVICES to be provided by Webb include maintenance of all landscaped areas, the utilities, plus water for the

pool, public liability, fire and extended coverage insurance on the property.

The association may terminate this arrangement upon a 30-day notice; otherwise it will be extended automatically after one year on a month-to-month basis, Dr. Hawley said.

Provision has been set up for assimilating future homeowners in the association as Sun City continues to grow, it was stated.

DAILY NEWS-SUN

72 PAGES

VOL. XXVII NO. 255

SUN CITY, ARIZONA

TUESDAY, MAY 15, 1984

Rec Centers to probe usage of club facilities

By ROBERTA LANDMAN
Staff Writer

There's very definitely a club-by set in Sun City, Rec Centers General Manager Steve Tritz reports.

And there are very definitely those who never join any of the rec centers' 153 chartered clubs, he said.

Who joins? Who doesn't join, and why not? will be considered in a study to be paid for by Recreation Centers of Sun City, said Tritz.

TRITZ SAID those who do not join clubs include those who are "very frail, who can't get here or shut-ins."

In addition, said Tritz, there may be others who avoid involvement because they find enough to keep them happy in the retirement community without clubs.

There may be others, still, who do not join clubs because they are unhappy with space available for their expanding numbers and needs.

THE STUDY will determine which requests for more space "are legitimate or which are an individual's wish or where we're falling short," Tritz said.

And results of the study will be used to "encourage usage" of clubs, he said.

A benefit of the study, the first of its kind for Rec Centers, Tritz said, is that "residents will get a chance to put input into what Rec Centers should be doing."

IN ADVANCE of Rec Centers usage study results, expanded Rec Centers club facilities include "a larger ceramics room at Oakmont Center soon to open," Tritz said, and at Marinette Center a proposed new building to house clay, leathercraft and china painting facilities. Contractor bids for the building are expected May 31, Tritz said.

Rec board director Doris Timpano acknowledged re-



Dick Raven, Sun City Railroad Club, moves a model passenger train around the track. The club is seeking expanded facilities from the Rec Centers board. (News-Sun photo)

'... We want to know why they're not using the centers ...'

quests for more space are a problem area the usage study will address.

Requests for club facility expansion, like those that promulgated the addition of craft facilities at Marinette Center, come to the attention of the Club Organization Committee, she said.

THE 14-MEMBER committee, a liaison between Rec Centers management, the Rec Board and clubs, "helps to coordinate activities, express ideas, make suggestions, discuss problems and find solutions," the committee's chairman said.

The committee, she said, receives "a number of requests for expansion. No one ever asks for shrinkage."

The committee recently considered an expansion request from the Model Railroad Club, Mrs. Timpano said.

THE REQUEST has been forwarded to the Rec Centers board, she said, which is scheduled to act on it during Thursday's board meeting.

The Club Organization Committee feels "wholeheartedly they should expand," said Mrs. Timpano, because of "what they do for Sun City and our grandchildren."

"It's a showplace to bring children and other people," she said of the Model Railroad Club.

THE PROPOSED Rec Cen-

from "a big picture" aspect.

The idea for a Rec Centers usage study originated in an ad hoc committee on Rec Centers usage and was triggered by a board member's concern that "only 20 percent of members use Rec Centers," Mrs. Timpano said.

"We want to know why they're not using the centers if they're not using them, because everyone in Sun City pays \$52 a year for them whether they use them or not," she said.

MRS. TIMPANO would include among those who do not use Rec Centers facilities those who do not like or profit from organized activity.

The elderly might prefer a lounge area "where they can go to chat and have a cup of coffee and relax without organized activity," she suggested. Such an area will be considered in the study.

"I'm also concerned about the frail elderly in the community," she said. People in this category may have begun their retirement years in 1960, for example, when "Sun City was established as an active retirement community."

CONSIDERING the "different phases of aging," she said, the active retirement concept may no longer apply to these retirees.

A move to make Rec Centers more responsive to the needs

she offered.

"For the single person" of advanced years, "the evenings are the longest," she said.

MRS. TIMPANO said study proposal bids from Arizona State University and at least one commercial source will be considered.

"We anticipate four to six months in the planning stage," she said of the usage study. One study design consideration could be to use trained residents as interviewers of Sun Citizens, she said.

Because resident-interviewers are "older persons" themselves, they would be more likely to "empathize" with the individual needs of diverse groups of aging Sun Citizens, she said.



Pay and maintenance hike recreation-centers budget

By ROBERT BARRETT

Northwest Valley Bureau

SUN CITY — The 1986 budget for the Recreation Centers of Sun City Inc. increased \$658,643, and there is no guarantee it will not increase again next year.

The budget increase forced a jump of 25 cents per week per member, in the assessment, raising it to \$65 from \$52 per year. The last increase was \$10 in 1982.

"Whether it will go up next year depends on our needs and our budget," board President Doris Timpano said at a press conference last week. "We just don't know."

Last year the centers' budget was \$3,074,641. The new budget is \$3,733,284.

Timpano said the higher budget is due to increased maintenance costs for the seven

recreation centers and salary increases for the center employees.

More than half of the budget increase, about \$340,000, is for raises, according to Ed Vander Took, the executive administrator of the recreation centers.

"There's more of a job market in the area," Vander Took said, noting the new developments in the Sun City area.

Personnel director Betty Jo Reece said 90 of the centers' 507 employees quit in April, May and June. In exit interviews, almost all of the employees said they were moving to a better paying job, Reece said.

Vander Took said repairs and maintenance costs increased about \$200,000. The seven recreation centers all are about 25 years old.

Timpano said the increased budget did not

call for any new buildings or new programs.

"This is a bare-bones budget, you're not going to find any frills," she said.

She said that a program to provide members with photo ID cards had to be postponed due to the cost.

The budget includes:

- \$1,581,683 for payroll, up from \$1,290,858.
- \$236,757 for payroll taxes, up from \$187,174.
- \$528,928 for repairs and maintenance, up from \$326,720.
- \$731,276 for utilities, up from \$680,000.
- \$51,450 for insurance, up from \$35,100.
- \$95,000 for real estate and property taxes, up from \$93,240.

• \$298,352 for operating expenses, up from \$296,869.

The recreation centers income is projected to be \$3,763,535. The income is derived from the assessment fee, guest and privilege cards, access fees paid by developers, hall rentals, contributions and interest on bank accounts.

Timpano said repairs and renovations specified in the new budget include renovating the pool, deck and showers at the Fairway and Marinette centers as well as the showers at the Oakmont Recreation Center.

In addition, she said the exterior of the Sundial Recreation Center will be painted, the restrooms and sound system at the Sun Bowl will be improved and the Lawn Bowl Plinth Boards at Oakmont and Fairway will be renovated.

DEL E. WEBB DEVELOPMENT CO.



P. O. BOX 555
SUN CITY, ARIZONA
YELLOWSTONE 31365

April 4, 1960

Mr. J. Edward Ellis
726 W. 13th Street
Tempe, Arizona

Dear Mr. Ellis:

The interest shown in the recreation facilities has far exceeded our expectations. We know how anxious you are to get a program started. Our interest is only exceeded by your enthusiasm.

We realize that an over-all and complete program will take time. Therefore, to help get the machinery started the Del E. Webb Development Co. will assume all maintenance costs until June 1, 1960. Beginning with June 1, 1960, membership will be One Dollar (\$1.00) per person, per month. This will entitle the member to the use of the community building, swimming pool, arts and crafts building, card rooms, shuffleboard, croquet, and lawn bowling courts. These membership dues do not include the costs of supplies and materials used in the arts and crafts clubs. If the various clubs and organizations decide to charge a small fee, these will be in addition to the \$1.00 membership dues. Golf course privileges are not included in these membership dues.

Membership dues collected will go toward defraying the costs of maintaining the buildings. It is anticipated that the amount collected will not be sufficient to cover all costs; therefore, the Del E. Webb Development Co. will make up the difference. This arrangement will continue until an election of officers for the Activity Club, at which time the members will determine the membership dues.

Mr. Emmett Williams, Mr. Ralph Robuck, Sr. and Mr. Herbert J. Huebsch, residents of Sun City, have kindly consented to act as an Interim Advisory Committee.

A general meeting will be held sometime in June. Shortly thereafter there will be an election of officers for the Activity Club.

It is desirable that all clubs be formed and officers elected prior to the election of officers of the Activity Club. A schedule of meetings has been set up for this purpose. All meetings will begin promptly at 7:00 p.m. and will be held in the community building.

1. Lapidary Club	Monday	May 16
2. Ceramic Club	Tuesday	May 17
3. Sewing Club	Wednesday	May 18
4. Swimming Pool Club	Friday	May 20
5. Woodworking Club	Monday	May 23
6. Jewelry and Copper Club	Tuesday	May 24
7. Lawn Bowling Club	Wednesday	May 25
8. Shuffleboard and Croquet Club	Friday	May 27

You are invited to attend one or as many meetings as may interest you. Again, the purpose of these meetings will be for each club to appoint a representative.

See you at the meetings!

Sincerely yours,

DEL E. WEBB DEVELOPMENT CO.

T. G. Austin

T. G. Austin
Activities Coordinator

Recreation keys community life...

By PAUL SCHAFFER
Staff Writer

Fifteen years ago, the signs said Del Webb was going to build "the world's first active retirement community."

"Active" means recreation, and it wasn't long before the Webb company and Sun City pioneers were planning recreation facilities.

Even as the first residents were still emptying boxes and arranging furniture in January 1960, the Webb company appointed an activities coordinator—Tom Austin—and a golf pro, Fielding Abbott.

WEBB constructed a building at 107th Avenue and Oakmont Drive which became known as the Sun City Community Center.

In July, Webb announced plans for the expansion of Sun City which included a second community building, with pool, arts and crafts facilities, and a shuffleboard area.

The idea of forming a corporation to run the facilities was first proposed in October 1960 by an interim committee, which also proposed a constitution for a Sun City citizens' organization.

Col. M. W. May was the interim committee spokesman. He proposed

that the same officers head both the civic group and a corporation which would run community facilities.

SUN CITY residents overwhelmingly approved the idea, thereby forming the Sun City Civic Association. Ralph Hawley was elected president Dec. 6 of this group.

Webb announced it wanted the community association to assume control of the facilities Jan. 1, but Col. May offered a plan which would accomplish the same move, but gradually.

His plan was that control of the centers be in the hands of an incorporated sister organization of the civic association.

DESPITE those wishing to go a little slower, the civic association set an election for Jan. 19, 1961, to vote on the proposal to assume ownership of recreation facilities.

Not only did the proposal pass, 1,051 to 54, but civic association officers were elected to identical positions on the corporation which would operate the recreation facilities.

On Jan. 28 the newest facility, known as Town Hall, was opened to residents' use. In February the Civic Association, Inc., voted to assess each home or apartment \$40 for

operation and maintenance of the community center.

ROY LUTZ and Homer Mack were elected president and vice president of the Civic Association May 1, 1961, replacing Ralph Hawley and Lynn Olson.

Recreation facilities in the original Sun City area—Sun City Unit 1 and New Life Unit 1—were opened on July 6 to residents of Unit 2, and opposition was first expressed to creation of a second association.

However, the problem was not to be solved easily: Sun City's placid recreation life was about to be hit with its first big controversy.

THE FIRST problem was that membership in the recreation corporation—Sun City Civic Association, Inc.—was voluntary for Unit 1 residents, but required for Unit 2 residents. Webb began including a provision in home purchase agreements that the purchaser had to pay yearly dues to an association which would operate the Town Hall and surrounding facilities.

Despite opposition from the parent Civic Association, on July 17 residents of Units 2 and 3 took initial steps to organize as a civic group and to form plans for club activities.

Civic Association president Roy Lutz, saying, "I want no fence on Sun City Boulevard," announced he would meet with Col. Horace Turvene, chairman of Unit 2's interim committee.

PRELIMINARY talks were held in August which eventually, through a community vote, led to a single civic association for Sun City. However, management of recreation facilities was not included; this duty continued to be in the hands of residential units.

Sun Citian John Lanni moved to change the Sun City Civic Association's name to "Sun City Community Center" to avoid confusion, but the motion was tabled and never was approved finally.

To add to the confusion, a group called Citizens' Committee for Good Government was established under chairman Ross Kidder.

WHEN IT came time for the Dec. 5 Sun City Civic Association and Sun City Civic Association, Inc., election, 29 residents were nominated for nine board vacancies. Names came from the association's nominating committee, the corporation's nominating committee, CCGG, and from the floor.

Meanwhile the Unit 2-3 interim committee drafted a constitution and set of rules for formation of "Town Hall Recreation Activities of Sun City," the equivalent of the civic association's corporation.

Residents approved the new board, which would run Town Hall activities for residents of Units 2, 3, 4 and 5. The board set an election for Dec. 4, at which Louis Inwood was chosen its first president.

MARTIN Conniff was elected president of the Civic Association as all nominating committee candidates easily defeated CCGG candidates. Clarence Lehr was elected president of Sun City Civic Association, Inc., to run the recreation facilities.

Inwood, the Town Hall Center president, said in January 1962 he thought the Community Center and Town Hall should work together for civic unification behind the Sun City Civic Association. While most urged civic unity, recreational division continued.

On March 8, Lehr said the Civic Association would continue to recognize Town Hall membership cards but reciprocity would not be granted.

INWOOD said his board of directors felt that both

(OVER)

but not without some controversy

clubs should operate separately for the benefit of the respective areas they were built to serve by the Webb company. Town Hall continued, however, to support community unity through a common civic association.

Some friendly contact did occur between the two centers, however; in intervening months the community center board voted to recognize Town Hall membership cards at all functions, and the Town Hall board allowed Community Center members to use that pool when the Community Center pool was out of commission.

Some of Sun City's confusion over names was eased in April, 1963, when under president Albert Greeley the Sun City Civic Association changed its name to the Sun City Homeowners Association.

TOWN HALL approved plans to incorporate June 9, 1963.

During the spring of 1964, Webb let it be known the company wanted Town Hall residents to take over that center's facilities, and to include Unit 6 as well as Units 2-5. In November, the company said it would build a second pool and add a meeting room if the residents took ownership of Town Hall.

So, an election was set for Nov. 9 and the takeover was approved 544-296, effective Jan. 1. Leland Cornell was reelected Town Hall president in December while John Drenth headed the Civic Association, Inc.

DRENTH, noting the strain on Community Center facilities because it was open to Town Hall members as well, said on Feb. 1, 1965, he hoped for some sort of unity with Town Hall.

Town Hall dropped the word "Activities" from its name in February as the board received the deed to all facilities there, and in May the new Town Hall clubhouse was opened.

The issue of cooperation was raised again in a News-Sun story published Dec. 23, 1965, noting that Sun City, Calif., had voted overwhelmingly for a one-city recreation plan, rather than for a second town hall.

LOCAL Sun Citizens remained quiet about any possibility of a Town Hall-Community Center merger, but Sun City's continued growth would lead to such talks before long.

In September 1966, Town Hall announced plans to expand to a new area at 107th Avenue and Mountain View Road. Plans and a scale model were available for inspection at a public meeting Sept. 11 and a referendum was set for Oct. 17.

Town Hall voters approved construction of what is now Mountain View Center by a 23 to 1 margin.

Webb would perform the construction and Town Hall agreed to take ownership upon completion.

TWO MEN who would have significant roles in the unification effort were elected to office in December 1966. They were Bill Chapman, the 1967 president of Town Hall, and Hugh Bouton, the 1967 president of the Sun City Civic Association.

In February, Bouton pledged to meet monthly with the heads of the Homeowners Association and Town Hall in an effort to unify Sun City.

The big announcement came in June 1967, when Bouton and Chapman announced the formation of a joint committee "to explore the possibilities of consolidating all facilities of both the centers under a single ownership and management."

SUN CITY'S "Berlin Wall," as the division was known, appeared to be under full scale attack for the first time.

As the committee began its deliberations, Town Hall South was under construction. It was completed June 29 and opened with a five-day celebration.

Jay S. M. Titus, a retired Air Force colonel living in Phoenix, took office July 4 as manager of Town Hall Center.

ALTHOUGH progress was reported slow at first, the consolidation committee chairman, Jack Jackley, reported in November that an agreement was being drawn up and would be ready to present at December meetings of the Civic Association and Town Hall.

Unexpected legal delays struck, however, and the plans weren't presented then. In the meantime, Leo Wilson became the Civic Association president and Lin Price was elected Town Hall president.

Then, on Feb. 2, 1968, officials of the two groups signed a consolidation agreement and said they would seek ratification by the membership in a special March 8 election.

ACCORDING to the agreement, at least 1,700 residents of the Community Center area would have to approve a "facilities agreement" similar to the Town Hall plan, which required annual dues. Sponsors needed 850 signatures to authorize the election; then, if the merger was approved, another 850 signatures would be the final step in approval.

The new corporation, to be called the Sun City Community Association, would charge dues of \$20 per person each year, the same as the current Town Hall rates.

Several open hearings were held and the merger

was approved March 8 by a 3,228 to 651 vote. By April the required number of signatures had been passed and officials said the new association would be organized soon.

Articles of incorporation officially establishing the Sun City Community Association were signed in May 1968 and Lin Price, the former Town Hall president, was elected president of the new group. Other officers were Alfred Voelker, vice president; Mrs. Esther Morris, secretary, and John Prather, treasurer. Jay Titus stayed on as manager of all recreation facilities.

ALREADY Sun City expansion was causing growing pains for the Community Association: its first problem was what to do when Webb began developing the area north of Grand Avenue. **ALREADY**

Plans for the Lakeview Recreation Center were announced a week before the Dec. 5, 1968 election in which that growth was approved by an 8:1 margin.

Sun City's 10th anniversary celebration began Jan. 3, 1970, with the ribbon cutting and official opening of Lakeview Center.

PLANNING was well underway for a fifth recreation center—Sundial—when at a membership meeting May 8, 1972, the membership approved still another name change to "Recreation Centers of Sun City, Inc." Plans were unveiled at this meeting for the \$2 million Sundial Center.

Also in the spring of 1972, the board suggested some name changes for the centers south of Grand Avenue: Town Hall North to "Pioneer Center," Town Hall Center to "Plaza Center" and Town Hall South to "Mountain View Center."

The names were changed in August 1972, but the terms "Oakmont" and "Fairway" replaced "Pioneer" and "Plaza."

WHILE groundbreaking was held for Sundial on June 9, 1972, only nine months later—in March 1973—the Rec Center board began working on a new facility to be constructed at 99th Avenue and Bell Road.

Sundial Center was dedicated April 14, 1973, when Del Webb made what was to be his last personal visit to Sun City. Planning was well under way for the Bell Road Center; just the week before, the long-suffering Sun City Library learned it would have a new home at that center.

Final plans for Bell Road were approved in 1974 and groundbreaking ceremonies were held just one month ago. Completion has

1974.

Recreation is pushed for Sun City

By THELMA HEATWOLE

SUN CITY — Residents here have retired from the 9 to 5 working world, but they have not retired from living.

This is why recreation is such an important facet of this retirement community, Jay Titus says.

Titus should know. Since 1967 he has managed the recreation centers here.

Titus, speaking in his office at Lakeview Center, said, "Recreation is doubly important for those people who are not physically restrained from it. It enhances the mind."

The Del E. Webb Development Co. (DEVCO) was well aware of the value of recreation. The firm built six recreation centers, some with extensive facilities. All have been turned over to Recreation Centers of Sun City, Inc., a nonprofit corporation.

The centers, governed by an elected board have a net worth of more than \$13 million. The scope of Rec Centers board will broaden June 1 when the board takes over the operation of seven golf courses.

Rec Centers already owns the golf courses. They were "purchased" from DEVCO in September 1975 for \$10 and a cup of coffee.

A golf advisory committee, seven men who are experts in golf and country club operation and management, have met once a week for more than a year to plan the transition.

Many of the residents here are golfers, a sport that is second only to swimming.

In an important change when the Rec Centers takes over the golfing operation, the golf courses will no longer be open to the public. The golf courses will be operated on the same basis as other recreation facilities

— available only to residents and their guests except for selected tournaments. There are two private country club courses and one that is semipublic at this time, Titus said.

"One of the sore spots here is that Sun Citians have had difficulty in getting to play golf at a convenient time because of outside players," he said.

Nearly all Sun City residents are members of Rec Centers. They pay \$30 annually to use the centers and recreation facilities.

"At \$2.50 a month, it's the biggest bargain in the world," Titus said.

Actually, persons buying property here sign an agreement to belong to Rec Centers and pay a stipulated assessment yearly as established by the board of directors.

Membership entitles them to engage in such activities as swimming, arts and crafts, use of the library, tennis, lawn bowling, miniature golf and even fishing. There are fees for golfing and bowling lanes.

Rec Center membership fees support its budget, which is about \$1.5 million this year. The payroll for the centers, including Oakmont, Fairway, Mountain View, Lakeview, Sun Dial and Bell, provides for about 200 regular and part-time employees.

"A major problem is the need to increase our income," Titus said. "We need to set aside adequate reserves to cover replacements and equipment. There is increased use of many facilities and a need for expansion and to update facilities. This re-

quires money."

Philip T. Bear, board president, said the board is exploring ways to improve the income without increasing yearly assessments.

Bear said many persons there "are no longer in a position physically and financially to utilize the facilities. On their fixed incomes, they may find it difficult to pay a higher amount."

"We are hoping to develop more income basically from the people who are using the facilities," he said.

Pointing out one inequity, Titus said both billiards and bowling are played at two of the centers. A fee is paid for bowling but not for billiards. "Billiards is one of the most expensive activities," he said. "We are looking seriously to some type of fee for billiards. In the future there may be fees for swimming."

Titus said incorporation of Sun City need not affect the Rec Centers and facilities.

"The people own the rec facilities now," he said. "Incorporation is a separate issue."

Titus touched upon another aspect of life here:

"Sun City is a very active retirement community and the people here contribute more time and effort unselfishly for their fellow man than almost any community I could name. They have the time and the willingness. Some of their volunteer work is outside Sun City — such as Dysart Center, the Valley View Hospital in Youngtown and in El Mirage.

"People here do their own thing. Some golf, others swim, dance, play bridge or paint pictures. A great many find it useful to help, to give of themselves and their time.

"Willingness to help is recreation of the mind."

(OVER)



Republic photo by Thelma Heatwole

Jay Titus, left, and Philip T. Bear, officials of the Recreation Centers of Sun City, Inc.,

a nonprofit corporation, relax and discuss plans beside the Lakeview Center pool.

1968

QUITCLAIM DEED

DEL E. WEBB DEVELOPMENT CO., an Arizona corporation, Grantor,
hereby releases and conveys to SUN CITY COMMUNITY ASSOCIATION, a non-
profit Arizona corporation, Grantee, all of Grantor's reversionary
interest in and to the following described real property situated in
Maricopa County, Arizona:

That portion of Tract C Newlife Unit One (1), recorded in
Book 85, page 10 in the office of the Maricopa County
Recorder, being further described as follows:

BEGINNING at the Southeast corner of Lot No. One (1)
said Newlife Unit One (1) being also an angle point in Tract
C, thence North 0°15'00" East 110.00 feet to the Northeast
corner of said Lot One (1), being also the South line of
Oakmont Drive, thence along said South line South 89°45'00"
East 573.76 feet to the pc of a curve to the right, thence
along said curve to the right having a radius of 20.00 feet
thru a central angle of 89°58'10" for a distance of 31.42
feet to a point on the West line of 107th Avenue, thence
along said West line South 0°13'10" West 74.00 feet; thence
North 89°46'50" West 63.50 feet; thence South 0°13'10" West
parallel to 107th Avenue 199.50 feet; thence North 89°46'50"
West 163.50 feet; thence North 0°13'10" East parallel to
107th Avenue 116.56 feet; thence North 79°23'30" West
372.93 feet to the point of beginning.

The interest herein released and conveyed in that certain reversionary
right provided for and reserved in that certain Warranty Deed, dated
February 23, 1961, and recorded among the records of Maricopa County,
Arizona, in Docket 3603, at Page 126.

Dated this _____ day of _____, 1968.

DEL E. WEBB DEVELOPMENT CO.,
an Arizona corporation

By _____
Vice President

ATTEST:

Assistant Secretary

STATE OF ARIZONA)
)
COUNTY OF MARICOPA)

On this, the _____ day of _____, 1968, before me, the under-
signed Notary Public, personally appeared _____

(OVER)

and _____, who acknowledged themselves to be the Vice President and Assistant Secretary, respectively, of DEL E. WEBB DEVELOPMENT CO., an Arizona corporation, and that they, as such officers, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by themselves as such officers.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public in and for said County
and State

My Commission Expires:

Heckman defends figures in access fee formula

Re "Heckman's figures erred" in the May 12 News-Sun:

It is unfair to all Sun City property owners for Herbert Gardner, president of the Recreation Centers board of directors, to wait until voting is under way and then in the press to label as misstatements authentic information prepared by Vice President William Heckman and the Rec Centers comptroller, contained in the final report of the Facilities Agreements Committee, dated and delivered to President Gardner Feb. 15, almost three months ago.

Item 1 of the report shows how much actual cash was spent during the period 1968

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through 1983 to administer and keep the existing recreation facilities in first-class condition. Total expenses shown on the profit-and-loss statements for the period, \$44,950,133, included the non-cash item depreciation, \$2,927,439, which was deducted. Cash spent during the period for capital items, \$1,984,139, was added.

THUS, ACTUAL cash spent totaled \$44,066,833; divided by the 25,799 Webb dwelling units in Sun City as of Dec. 31, 1983, it equals \$1,705.75 actual cash average per dwelling unit spent to retain, maintain, operate, ad-

minister and improve Sun City's recreational facilities—this in addition to whatever Del Webb originally included in the price of homes to recover his costs for the rec facilities.

The \$1,705 was never proposed as an access fee as stated by President Gardner. He completely misinterprets Item 1 of the report.

Item 3 of the same report details the formula for arriving at and recommends the access fee of \$1,570 per dwelling unit of new construction to be paid by the builder or developer. This has been reviewed and found

very conservative by a practicing Arizona certified public accountant.

PRESIDENT GARDNER further errs in his statement regarding the Master Agreement. The \$235 per unit he mentions applies to the Sundial Agreement dated June 12, 1972, not the Lakeview Agreement dated Nov. 1, 1968.

The Sundial Agreement covered 7,500 dwelling units in Phase II and the sworn affidavit of value filed by Del Webb June 11, 1973, with the warranty deed conveying title to the Rec Centers shows a total value of \$3,127,815, or \$417 per unit.

Applying the change in the Consumer Price Index from June 1973 to December 1983, as

Gardner rebuts rebuttal on fee

In his "rebuttal" published by you on May 10, which reveals the formula for setting the \$1,570 access fee, Mr. Heckman starts right out with a major misstatement when he says "the builder would be required to pay the \$1,570 for each dwelling."

The fact is that the Rec Centers cannot require the builder to pay anything. They can ask him to pay and deny him access to their facilities if he does not, but if he refuses to pay there is no way to compel him to do so.

The only way compulsion could be exerted would be for an incorporated Sun City to enact a tax law on the subject.

I CAN'T HELP wondering if Mr. Heckman really favors incorporation. At the first "Meet the Candidates" meeting in No-

vember at Fairway Center, after all the other candidates had expressed opposition to incorporation, Mr. Heckman said, "I have another viewpoint on that. I would like to meet everyone with an open mind on that. I'm not saying I'm for incorporation or against it. I'm saying let's keep an open mind."

Another serious error of fact was made by Mr. Heckman when he said that the Sunwood Apartments are not in Sun City because "they are outside the wall and on the far side of 99th Avenue." If he had looked in the County Recorder's Office, he would have found the official map of Sun City designated Sun City General Plan.

This map shows that the western boundary of Sun City runs south from Sun City Boulevard

along the eastern side of 99th Avenue and along an extension of that same line to Olive Avenue when 99th Avenue swings westward a few blocks north of Olive.

THE FACT THAT part of this map was attached as Exhibit A to the 1968 Master Agreement is of no consequence since the map filed in the Recorder's Office is still in full force and effect and is the official Sun City map. It definitely includes the Sunwood property.

Mr. Heckman's final argument is that the way to keep really high-rise developments out is to "keep the access fee for new buildings as high as possible—not to exclude anyone, but to encourage the new builder to construct his own recreation facilities."

No builder in his right mind is going to pay "the highest possible fee" to the Rec Centers and also build his own recreation facilities. If he chooses to build his own facilities, the Rec Centers gets no fees or income from his development and those residents have no right to the Rec Centers' facilities. This situation is just begging for lawsuits for discrimination and the loss of our tax-exempt status.

It is also pertinent to ask Mr. Heckman where the builder of a high-rise development on commercial property along Grand Avenue, which seems to bother him so much, could possibly put his own recreation facilities, especially if he wanted to include a golf course.

H.S. Gardner, president, Recreation Centers board

Board member explains \$1,570 fee

The article, "Rec Center ownership is discussed," in the May 9 Independent does not correctly reflect the true situation.

The Rec Centers' appeal in February 1980 for exemption from Federal Income Tax under S501 c-4 of the Internal Revenue Code states, "Most of the Appellant's (Rec Centers) recreation centers and other facilities were constructed by the Del E. Webb Development Company. The cost of the facilities was derived from funds included for that purpose in the price of the homes in Sun City. The facilities were deeded to Rec Centers at no cost to it." To this day, Del Webb will not disclose the amount included in the price of a home for recreation centers and other facilities such as golf courses and bowling lanes. It is considered company confidential information.

Before the Master Agreement, dated Nov. 1, 1968, was executed, Del Webb had just about completed Phase I of Sun City (residential construction south of Grand Avenue) and already had conveyed to the Sun City Community Association (now the Recreation Centers of Sun City, Inc.) title to the Oakmont, Fairway and Mountain View recreation centers, or a center for about every 2,784 homes, there being a total of 7,567 homes in Phase I. The four Phase II recreation centers, Lakeview, Sundial, Bell and Marinette, the eight golf courses, the bowling lanes and Viewpoint Lake are covered by at least eight separate agreements—not three; also, none of the agreements conveyed by Warranty Deeds contain restrictions which read in part "said property shall be used for the purpose of operating and maintaining a community center and recreational facilities without pecuniary gain or profit, for the benefit of property owners in Sun City, Maricopa County, Arizona." There are no restrictions in the Quit Claim deeds for the golf course.

The purpose of the Master Agreement was to protect Del Webb in the event the sales of residences in Phase II did not materialize as anticipated. It provided for only one recreation center for every 7,500 residences in Phase II versus one for every 2,700 residences in Phase I and, in ad-

dition, limited Del Webb's financial obligation to only \$200 per residence, subject to escalation as reflected by the Consumer Price cost of furnishings and equipment, and the cost subsidizing operation and maintenance for two years from the time title was conveyed to Rec Centers.

Sales boomed in Phase II, and Del Webb either elected, or found it impossible, to limit the costs of the recreation centers to the maximums provided in the Master Agreement.

To illustrate: the following figures are from Del Webb's sworn and recorded Affidavits of Value and include only construction and equipment costs, none of the substantial subsidy payments made by Webb until December 31, 1977. The subsidy payments would add substantially to the actual costs below. Unfortunately, according to the Rec Centers comptroller they cannot be extracted from the old financial records. For the Phase II Center: Lakeview was designed to serve 7,500 housing units at the Master Agreement maximums including subsidy at \$200 per unit. The total cost would be \$1,500,000. The actual cost per unit, \$276 and the total cost, \$2,072,043. Sundial was designed to serve 7,500 housing units at the Master Agreement maximums including subsidy at \$235 per unit. The total cost would be \$1,762,500. The actual cost per unit, \$417 and the total cost, \$3,127,815. Bell and Marinette were designed to serve 3,232. There were no Master Agreement maximums including subsidy stated. Paragraph 1 of Supplement 7 terminated the Master Agreement effective December 31, 1977. The actual cost per unit was \$2,414 and the total cost was \$7,804,071.

The actual cost figures above clearly show that it is erroneous to claim that \$200 per unit is documented or substantiated by the Master Agreement.

With regard to the Second Supplemental Agreement to the Master Agreement, dated Feb. 24, 1971, covering Lakeview Lanes and the language reading "these facilities are not results of income to be secured from additional new housing deliveries." The fifth whereas clause of the agreement explains "Whereas, present indications are that

Webb will deliver residential units faster than anticipated by the First Supplemental Agreement, resulting in savings which can be used for additional facilities." Webb agreed to operate the lanes for two years at break-even rates and to subsidize any deficit during that period, at rates not to exceed normal commercial rates. Title to bowling lanes was conveyed to Rec Centers at no cost to Rec Centers. How much Del Webb included in the price of a home for bowling lane costs is not known.

With regard to the golf courses and Viewpoint Lake, Del Webb conveyed title hereto to a trust with Arizona Title Insurance and Trust Company as Trustee, Trust No. 63 and Rec Centers as primary beneficiary with the right to take title to all the property owned by the trust anytime. Under date of Sept. 19, 1975, in consideration of \$10 and other goods and valuable consideration, Arizona Title agreed to convey title to all the property owned by the trust to Rec Centers on June 1, 1977. Prior to June 1, 1977, Arizona Title was to get all non-member memberships, all income producing contracts, and any contracts for the operation and maintenance of the golf courses and Viewpoint Lake. Arizona Title, during a two-year interval, was to increase total annual revenues from members of the Rec Centers and the guests to the extent necessary to bring title revenues and expenses into balance. Arizona Title also agreed to subsidize any deficit for the two years following June 1, 1977. Del Webb agreed to reimburse Arizona Title for such subsidy payments.

Certainly more than 10 dollars were included by Del Webb in the price of a home for golf courses and Viewpoint Lake and, while how much cannot be ascertained, it is known that millions of dollars were paid to Webb homeowners residing on the perimeter of these premises. For example, homeowners located on 90 lots on Viewpoint Lake paid \$15,000 per lot above the normal price or a total of \$1,350,000; homeowners located on the 492 lots on the perimeter of Willowcreek-Willowbrook golf courses paid \$1,350,000. Continued on page 5

Continued from page 5

\$1,570 per dwelling unit is very conservative, particularly in view of today's land value. He recommends more detailed appraisals.

There are many uses for the additional dollars the \$1,570 would generate—to fund a pension plan for Rec Center long-time employees; to expand the employee's health insurance plan to include dependents; to reduce the \$52 annual assessment; to build a gymnasium worthy of the name, to create a cultural center etc.

The Sunwood Apartments at 99 Avenue and Olive should never have been admitted to the Sun City community. They are located outside the Sun City wall and are on the far side of 99th Avenue.

The reason the location was considered to be within Sun City is that the acreage appears on a map marked Exhibit A attached to the Master Agreement which was terminated on Dec. 31, 1977—six years before Sunwood applied for membership in Sun City, and long after Phase I was completed.

The trouble is that a precedent has been set for admitting any of the three miles of property on the south side of Grand Avenue presently zoned commercial and which could be readily rezoned for really high rise, high density condominiums or apartments, if financed with Industrial Development tax-exempt bonds—a high percentage of low-income housing—a real threat to our comfortable way of life.

Incorporation would not cure this problem—it would only make it worse. The solution is to keep the access fee for new buildings as high as possible—not to exclude anyone—but to encourage the new builders or developers to construct their own recreation facilities.

The \$1,570 access fee per unit for new construction cannot possibly endanger Rec Centers tax exempt status as it is subject to I.R.S. approval.

--William J. Heckman, Centers' Vice President and Director-Chairman of the Committee to Review Facilities Agreements
--Concurred with by Doris Timpano and Charles Sweigart

(OVER)

Resident says access fee

A Recreation Centers board of directors decided two or three years ago to levy a \$200 access fee on builders for each high-density unit built in Sun City, whether a care center, apartment or condominium.

Most homeowners agreed that any outsider moving into Sun City should pay a fee for the privilege of using the rec centers that owners had paid for in the price of their homes and in yearly dues ever since.

Last year, there was considerable debate pro and con as to whether the \$200 fee was enough. The question of a raise to a fee of \$1,750 was put to a vote. A large majority, including me, voted in favor of the \$1,570.

This past summer, with many members on vacation, the board increased the access fee to \$3,068 per unit. This increase was voted

LOCAL ISSUE

in a special meeting without owners or the press invited. The board later placed the increase in moratorium until it could be voted on by members in December.

These projects paid the \$200 access fee: Royal Oaks, 349 units; Casa de Oliva, 220 units; Woodale Village, 200 units; El Dorado 249 units, for a total of 1,018 units.

Another project, at \$1,570 per unit, on May 17 paid Mrs. Timpano, board president, a check for \$158,500 to cover access fees for the first 101 units. On future units, the builder will have to pay \$3,068 per unit if the moratorium is lifted in the December election.

I agree that outsiders should

be required to pay an access fee. But an unexpected thing has happened.

The care center units, apartments and condos are being purchased or rented mostly by Sun Citians. These homeowners are selling their homes to people from all over the U.S. and moving into the high-density facilities. By last count, about 90 percent of the high-density units are being purchased or rented by Sun Citians.

This means that owners are having to pay the access fee twice: once when they moved here and now again when they choose to move into one of the high-density projects. Should this double access fee be paid by homeowners just because they choose to move into a high density home inside of Sun City? Is it fair? Is it just?

Nov. 4 in Melody Lane. Larry
vice president of Valley

pha Beta Chapter will meet 7:30
p.m. Nov. 4 in home of Dorothy

ions by room
977-6659 or 979-7007

costs Sun Citians double

The access fees have been a bonanza to the Rec Centers; they can use the money for maintenance and other expenses and not have to raise annual dues so much. In my opinion, all owners should pay the same dues. The burden should not be shifted from 45,000 owners to the 3,000 or 4,000 who already have chosen, or will choose, to live in a care center, apartment or condo.

There must be a need for these high-density facilities or homeowners would not be buying or renting them. With today's high building costs, multi-story housing is the only practicable way to build an affordable unit for Sun Citians who need them.

The question of double access fees should be placed on the ballot for the December election. The pros and cons should be carefully explained so that all

owners can decide how they want to vote.

I do not blame past or present boards for what is happening. I do not believe any of us could anticipate that our friends and neighbors would be buying or renting 90 percent of these high-density facilities. But I do not believe the board has the legal right to set the amount of the so-called access fee.

Any owner who has paid, or will pay, the double access fee should have that fee refunded by the Rec Centers. The developer does not absorb the fee—all he does is to add it to the price of the unit and pass it on to the buyer. One developer has increased his prices twice since he gave the Rec Centers his check last May.

Although my wife and I are buying a home in one of these

projects, I am not writing this for our benefit alone. I hope the majority of people who read it will see the injustice that is being done to our friends and neighbors.

The worst thing about the entire situation is that Rec Centers plan to use the access fees for present and future expenses. This will amount to hundreds of thousands of dollars, with the projects already built plus those under construction and future projects.

I suggest the board set aside all access money, starting with the \$200 fees, into a separate account because there is a good possibility they will have to refund the fees to all Sun City buyers who have paid, or will pay, their access fees twice.

Mark Worthington
Sun City

Recreation Centers' boss knows ground rules

By Steve Yozwiak
Northwest Valley Bureau

SUN CITY — Steve Tritz is one of those rare people who started with a company at the bottom and worked his way to the top — and enjoyed everything he did to get there.

Tritz, 29, is the youngest general manager ever employed by the Recreation Centers of Sun City Inc.

His career was made among the golf courses, bowling alleys and recreation halls that enticed tens of thousands of retirees to settle here.

Tritz started at 19 as a laborer on a grounds crew, working for \$1.90 an hour — the minimum wage in 1972 — while going to Glendale Community College, 59th and Olive avenues.

"I started out at the very bottom," he said.

"I like working here. I like the Recreation Centers

as a company, and most of the people of Sun City are very gracious. It's a nice place to work."

His climb to the \$23,000-a-year general-manager position — in charge of nearly \$40 million worth of recreation facilities — was made on Dec. 4 in a 6-0 vote of the non-profit recreation organization's nine-member board of directors.

Directors Hellen Blackburn and Ray Watt were absent.

An abstention came from Director Len Haynes, who said he believes Tritz lacks the business savvy it takes to run the organization.

"I like Tritz. I think he's a nice young fellow. But, I don't think he's ready," said Haynes, who endorsed Walter Harbin for the job.

Harbin, the building superintendent at the Sundial Recreation Center and a 13-year veteran of the Recreation Centers, was Tritz's first boss.

Dick Rolls, president of the recreation board, said the Recreation Centers needs someone like Tritz to restore continuity and stability to management.

"He's worked in all of the different departments and done well. We think he is a hard worker," Rolls said.

Tritz is the fourth general manager in less than two years.

Fritz Clymer, a Sun City resident, became general manager in 1978, when the recreation halls were combined with the golf courses to create the current organization.

Clymer, then 65, resigned in December 1980 to retire.

His successor, Alton Thogerson, who was 53, started in January, 1981, but quit eight months later

— Boss, Extra 5



Roy
Steve Tritz, general
Recreation Centers of

Boss

Continued from Extra 1

to accept a job as director of logistics with the Northrop Aircraft Co. in Saudi Arabia.

Thogerson was succeeded in October 1981 by Ed Haddas, a Sun City West resident who had worked as the Recreation Centers' financial controller since November 1979.

After a year, Haddas, 61, retired.

Rolls said the general feeling among the directors is that Tritz plans to stay.

Tritz was born and raised in Tolleson, where he lives with his wife, Toni, and two children, Mathew, 6, and Erica, 3.

He did not finish Glendale Community College, opting instead to continue working full time with the Recreation Centers.

Tritz was named grounds-crew foreman at the Lakeview Recreation Center, Del Webb and Thunderbird boulevards, after a year with the organization.

He was promoted to grounds-crew supervisor in the mid-1970s and became manager of all grounds crews in the late 1970s.

In 1980, he was named manager of golf course and grounds equipment, and last February he was promoted to manager of golf-course maintenance.

Haynes, however, said he believes Tritz is weak on financial and construction matters.

He said he would have preferred that Tritz work as assistant general manager under Harbin until Harbin retires.

"Our facilities are mainly buildings. That's where the headaches come up," he said. "(Harbin) knows his way around the construction field. He has what it takes.

"I don't think he (Tritz) is ready."

Tritz said he plans to prove that Haynes is wrong and has outlined priorities.

The first one, he said, will be to maintain the facilities at current levels without increasing the annual \$52 assessment to the Recreation Center's nearly 44,000 members.

Tritz said he plans to encourage more members to get involved in planning. He said he was disappointed in the recent turnout at the Nov. 22 general-membership meeting, which failed to draw a quorum.

"We need the cooperation and ideas of the people to operate most efficiently," he said.

He plans to renovate the Oakmont Recreation Center, 108th Avenue and Oakmont Drive, more than 20 years old and the first of the community's seven recreation centers.

The newest recreation center, Marinette, 99th Avenue and Union Hills Drive, needs attention because it was never completed to the satisfaction of nearby residents, Tritz said.

He said he wants to continue to make improvements in energy and water conservation.

"Water is going to become more scarce. We have to do things to conserve water and energy before the state forces us to," he said.

Tritz said he agrees with Haynes that improvements must be made in the organization's purchasing practices and that he is eager to review the work of the bid-and-purchasing committee.

"We have a lot of talented people in Sun City that keep us from making mistakes," he said.

Haynes, who describes Tritz's job as "a pressure cooker," said he hopes Tritz succeeds.

"I certainly won't get in his way," Haynes said.

"I just hope he makes it for the sake of the others and himself."

*Rec manager wonders why job's on line

—From A1

er and was named general manager in December 1982.

Rec board Secretary Evelyn Conlin and Vice President Jim White said, though other board members were at the Wednesday session, they weren't invited.

MRS. CONLIN said "I'm not surprised at most anything this new board will do. I think they've been working on it all year."

Asked whether she will argue against any move to fire Tritz, she said "I'll do what I can, but it's one or two of us against seven."

Tritz, she said, "knows more

about rec centers and the golf courses."

WHITE, APPRISED of a possible attempt to fire Tritz, mentioned Tritz's recently signed employment contract and said, "If they do (fire Tritz) it's going to cost them an awful lot of money."

"I blame (director Robert) Sweigart," White said. "He tried to get a job at Rec Centers and Tritz would not hire him ... he's been after Tritz for anything and everything and he's convinced a few."

Tritz, White said, "knows more about operations than anybody."

TRITZ, ASKED about White's allegation that a move toward termination was spearheaded by Sweigart because of a grudge, said, "It's possible."

"Sweigart applied for a job about a year and a half ago. He was not hired. We didn't feel he was qualified for the job," Tritz said, a job he called a supervisory facilities manager position. Sweigart today said he had applied for employment on two occasions and had been turned down twice.

THE FIRST time, before Tritz was general manager, Sweigart said he was told he was "over-qualified." He is an air

conditioning and heating service troubleshooter.

"I don't hold anything against anybody," Sweigart said. Not securing Rec Centers employment "has no bearing on this," he said.

"I don't think he's (Tritz) qualified for the job. He's over his head, as far as a lot of it goes. He just doesn't have it," he said.

SWEIGART SAID Tritz's termination was "not really discussed at Wednesday's meeting."

"It's a possibility" it will be discussed at Friday's closed executive session, he said.

Rec manager may be fired by directors

By ROBERTA LANDMAN
Staff Writer

Is Recreation Centers of Sun City's new board of directors going to fire general manager Steve Tritz—the general manager recently awarded a board-approved three-year employment contract?

Steve Tritz thinks so, and Vice President William Heckman appears to think so.

TRITZ SAYS he has been told so by a rec board director, Doris Timpano.

"Doris came in this afternoon and said they'd decided they'd be looking for a new general manager Friday," Tritz said Wednesday.

The "they" Tritz spoke of is the new 1985 rec board, which Mrs. Timpano said met Wednesday morning for an "orientation session" for new members.

TRITZ SAID the meeting "sounds like it was a strategy session."

Mrs. Timpano Wednesday said she never told Tritz he would be fired, that she never went to see him for this reason and that no board action was taken at the new board orientation meeting.

"I'm just aghast about the whole thing," she said, and asked the News-Sun to "hold off" writing this story until after a Friday closed executive session.

SHE CALLED Tritz's revelation and the News-Sun investigation making "a mountain out of a molehill."

Heckman this morning said he spoke to Mrs. Timpano Wednesday evening.

Heckman said Mrs. Timpano confirmed that she did go to see Tritz to advise him of the board's intention to fire him.

"I HAVE nothing to charge him with," Heckman



STEVE TRITZ

said of Tritz's job performance. Claiming publicity would hurt Tritz, Heckman asked the News-Sun to "delay this release until Friday."

"Give the man a chance to resign," said Heckman.

Tritz said, "I would like to know why I'm being asked to resign, if that is the case. Last night he (Heckman) told me he did not think I should be let go."

TRITZ SAID his apparent termination is to be considered at an executive session of the board Friday, a meeting Mrs. Timpano told the News-Sun will take place after installation of new board members and election of officers.

"I have not been invited to that meeting," Tritz said.

"Tell me what I've done wrong ... I would like to know why," Tritz said. "Everybody I've talked to has said the centers have never been in better condition."

"I'VE NEVER been fired from a job before," the 13-year Rec Centers employee said.

Tritz joined Rec Centers in 1972 as a grounds crew labor-

* Rec manager, A2



Steve Tritz

Will be in charge of the office of First Service Management Corp.

Fired recreation-center supervisor to direct condo-management firm

SUN CITY — Steve Tritz, fired in January as general manager of Recreation Centers of Sun City Inc., has been named as director of a new condominium-management company.

First Service Management Corp., a subsidiary of First Federal Savings and Loan Association of Arizona, will provide lawn- and major-maintenance supervision at condominium developments in Sun City and Sun City West.

It also will assist in the development of budgets, pre-

pare tax forms and staff a 24-hour emergency-maintenance service.

Tritz will manage the company's office at 108th Avenue and Coggins Drive.

Tritz was fired abruptly after managing the recreation centers for two years.

At the time, recreation-centers board President Doris Timpano said Tritz was dismissed because the general manager's duties were being diminished and the board felt he no longer would want the job.

Tritz, 31, had worked for

the recreation centers for years, starting as a \$1.90-hour laborer.

He was criticized as being unqualified to make personnel decisions while he was general manager because of youth and lack of a college education.

As general manager, Tritz managed more than 400 employees and was responsible for overseeing more than \$25 million in assets — seven recreation centers, eight courses, two bowling alleys and the Sun Bowl amphitheater.

Rec centers confirms Tritz settlement

By HELEN ALLEN
Staff Writer

A "confidentiality clause" was inserted in an out-of-court settlement agreement with Steve Tritz to protect the Sun City Recreation Centers from "other potential nuisance-value suits," board Secretary Evelyn Hitchcock reported today.

Mrs. Hitchcock at the same time confirmed that the settlement with the former rec centers manager amounted to \$9,000.

She also said the amount is in addition to an \$11,299 three months severance pay granted Tritz at the time of his firing in January.

Amounts of the settlement and severance pay were revealed by Tritz' attorney, Loretta Jacobs-Schwartz, Friday afternoon after the lifting of the confidentiality clause. She also stated then that the clause was inserted at the request of the rec centers.

The Superior Court breach of contract suit was settled earlier this month, but attorneys for both sides refused to reveal the amount, citing the confidentiality clause.

Tritz had filed a breach of contract suit in June

claiming he was wrongfully discharged. He sought reinstatement to his old job as well as lost wages, benefits and triple damages to be determined by the court.

He is currently working in condominium management with a local savings and loan association.

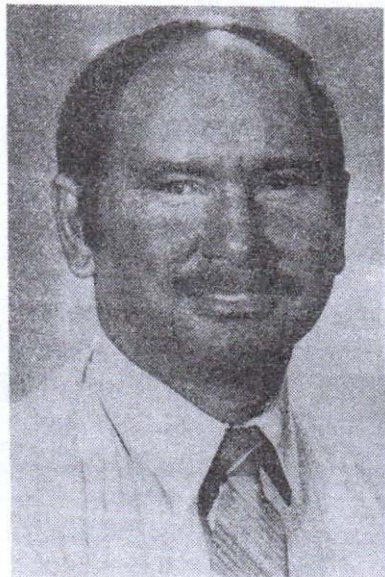
Mrs. Hitchcock said it was decided to lift the confidentiality clause "in view of the valid concerns and interest of our membership in the dollar value of this suit's outcome."

Commenting that the board "is pleased with this minimal settlement," the board secretary added that if the case had gone to trial, "the legal costs would have been enormously more without taking into consideration a jury-awarded settlement."

She said the board was informed that juries usually are sympathetic to employees in such cases.

The board, according to Mrs. Hitchcock, had exercised a "no-cause" clause in Tritz' three-year contract at the time of his discharge and awarded him three months severance pay as called for by the contract which went into effect Jan. 1.

Condo firm picks Tritz



STEVE TRITZ

A subsidiary of First Federal Savings and Loan Association of Arizona has expanded into condominium management in Sun City and Sun City West, and Steve Tritz, former general manager of the Recreation Centers of Sun City, Inc., has been chosen to manage the office.

First Service Management Corp., located at 108th Avenue and Coggins, will provide management services that, in addition to lawn and major maintenance supervision, will assist in the development of budgets, prepare tax forms and have a 24-hour emergency maintenance service.

Paul M. Eskew Jr., vice president and branch manager of First Federal's LaRonde Center banking branch, says First Service Management Corp. was asked by a substantial number of homeowner groups to provide the management service.

The First Federal LaRonde branch has provided automatic accounting services for more than 170 homeowner groups for 12 years in Sun City and Sun City West. Eskew called the expansion into condo management "a natural progression" for First Federal and the Sun Cities.

NEWS - SUN

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24 PAGES
THIS ISSUE

VOL. IV; NO. 32

YOUNGTOWN, ARIZONA

THURSDAY, MARCH 30, 1961

Facility Fee Deadline Set

The Sun City Civic Association has established an April 10 deadline for residents to obtain a \$40 annual membership for use of recreation facilities and has called on the Del E. Webb Development Corp. to complete reportedly pledged projects.

The association board voted last week to deny admission to community recreation facilities to all residents who fail by April 10 to pay membership dues for maintenance of the facilities.

THE BOARD, however, began exploration of means to create a separate fund to pay the fee for those who cannot because of financial need. A source outside regular channels is sought for this purpose.

The board ordered an immediate ban on use of the swimming pool by unauthorized non-residents and gave Manager Ross Kidder authority to employ custodial personnel up to a maximum of 500 hours per month. The custodians will check for membership cards.

A "get-tough" motion by Roy Lutz was tempered before final passage to constitute a request of the Webb firm to fulfill what the board considers an obligation to provide:

A CUTTING TABLE for the Community Center kitchen, a roller for the lawn bowling green, a dolly-rack for card table chairs, and replacement of a light fixture which was removed during the painting of the association office.

The reaction was brought about by Lutz's receipt of information from a Sun Citian that the county would provide no street cleaning service until Sun City's streets are accepted by the county engineer's office.

Board members agreed that a member of the Webb firm had informed them that the streets already had been accepted by the county.

LUTZ SAID he had been told by the engineer's office that the development company had been given a list of requirements for street acceptance, based on an inspection. A reinspection has not been requested, Lutz said he was told.

The board approved establishment of a "sunshine" or visitation committee and took under advisement a proposal to purchase a stretcher and a wheel chair.

The latter proposal was prompted by the collapse of Kidder one night earlier at the center and his need for such facilities. Kidder's illness prevented him from attending the meeting.

STATE OF ARIZONA

Corporation Commission



To all to Whom these Presents shall Come, Greeting:

I, GEORGE S. LIVERMORE SECRETARY OF THE ARIZONA
CORPORATION COMMISSION, DO HEREBY CERTIFY THAT the annexed is a true and
 complete copy of the CONSOLIDATION AGREEMENT between SUN CITY TOWN HALL
CENTER and SUN CITY CIVIC ASSOCIATION, INC.

which was filed in the office of the Arizona Corporation Commission
 on the 6th day of May, 1968, as provided by law.

IN WITNESS WHEREOF, I HAVE HEREUNTO
 SET MY HAND AND AFFIXED THE OFFICIAL SEAL
 OF THE ARIZONA CORPORATION COMMISSION, AT
 THE CAPITOL, IN THE CITY OF PHOENIX, THIS 6th
 DAY OF May A. D. 1968

George S. Livermore
 BY SECRETARY,

ASSISTANT SECRETARY



CONSOLIDATION AGREEMENT

This AGREEMENT dated this 5th day of February 1968 between SUN CITY TOWN HALL CENTER, an Arizona non-profit corporation, herein after called "TOWN HALL", and SUN CITY CIVIC ASSOCIATION, INC., an Arizona non-profit Corporation, herein after called "COMMUNITY CENTER".

WITNESSETH

WHEREAS, Town Hall is the owner and operator of certain facilities in Sun City, Arizona, operated for the benefit and use of eligible residents of Units 2, 3, 4, 5 and 6, and such additional geographic designations as may be formed, created or zoned within the bounds of Peoria Avenue, 99th Avenue, Olive Avenue and a boundary line west of 111th Ave. in Sun City, Arizona, as outlined in ARTICLE III, Paragraph 2 and 3 of the Amended Articles of Incorporation;

and

WHEREAS, Community Center is the owner and operator of certain facilities in Sun City, Arizona, operated for the benefit and use of eligible residents in New Life and Unit #1, Sun City, Arizona:

and

WHEREAS, the parties enter into an agreement to consolidate said non-profit Corporations, and the land, improvements, and all other assets owned and operated by each respectively, into one Corporation in Sun City, Arizona,

NOW, THEREFORE, in consideration of mutual covenants herein contained and of other good and valuable considerations, the receipt whereof is hereby acknowledged, the parties hereto, intending to be legally bound, hereby agree as follows:

1. The name of the new Corporation shall be SUN CITY COMMUNITY ASSOCIATION.
2. Not less than seventeen hundred (1,700) residents of New Life and Unit #1, Sun City, Arizona, who are eligible for membership in Community Center, shall execute a Facilities Agreement in the new Corporation comparable to the present Facilities Agreement used by Town Hall. Should the required seventeen hundred (1700) Facilities Agreements be not procured by the time limit set in Paragraphs 11 and 12 of this AGREEMENT, all negotiations re consolidation shall cease and this AGREEMENT shall be null and void.
3. The Articles of Incorporation, and the By-Laws, for the new Corporation, Sun City Community Association, hereto attached as Exhibits A and B, and by reference made a part hereof, shall constitute the Articles and By-Laws of the new Corporation together with such amendments and/or revisions as may be found necessary.
4. All 1968 membership assessments in the new Corporation for new members coming in after the effective date of the new Corporation shall be on the same basis as has heretofore obtained for Town Hall members. Beginning with the year 1969, all

assessments of new members of the new Corporation will be the same.

5. All facilities shall be available to all members in good standing of the new Corporation, as outlined in the By-Laws attached.
6. The current paid manager of Town Hall shall be retained by the new Corporation at its inception and until any changes may be decided upon by the Board of Directors of the new Corporation.
7. The original 1968 board of directors of the new Corporation shall consist of nine (9) members of the then current Town Hall board, plus three (3) members of the Community Center board of directors, the latter to be selected by the then current Community Center board of directors. Officers of the new corporation shall then be selected by the new board from their own number. The said twelve (12) Directors shall constitute the incorporators of the new Corporation, Sun City Community Association.
8. Succeeding boards of directors of the new Corporation shall consist of nine (9) members and the officers and directors shall be selected as provided in Articles of Incorporation and By-Laws attached. Voting for such directors shall be as detailed in the By-Laws attached.
9. The new corporation shall receive all assets, physical and fiscal, of the two Corporations known as Sun City Town Hall Center and Sun City Civic Association, Inc., and shall assume all obligations of both Centers. From the date of approval of consolidation by the members, both corporations shall conserve their assets to the greatest extent possible by payment of only salaries and normal operating expenses, and shall incur no obligations for capital improvements.
10. It is further agreed that if all other provisions of this AGREEMENT are met, final consummation of the consolidation is dependent on the Del E. Webb Development Co. making certain revisions in the Community Center and Town Hall deeds to their existing properties as may be mutually agreed upon between Del E. Webb Development Co., Community Center, and Town Hall; and Del E. Webb Development Co. making certain modifications, additions, and repairs to the Community Center facilities as mutually agreed upon between Del E. Webb Development Co., Community Center, and Town Hall, as evidenced by a letter of intent from Del E. Webb Development Co. approved in writing by the signatories to this agreement.
11. It is further mutually agreed that the time limit for Community Center to procure the first eight hundred fifty (850) of the required seventeen hundred (1,700) signed Facilities Agreements, specified in Paragraph #2 of this AGREEMENT, shall be Friday, March 1, 1968. Compliance with this requirement will automatically fix Friday, March 8, 1968 as the date for voting by secret ballot at Community Center for Community Center members and by secret ballot at Town Hall for Town Hall members.

12. A majority affirmative vote of Community Center members and of Town Hall members, respectively, as provided by the Arizona Revised Statutes, together with the procurement of the second eight hundred fifty (850) signed Facilities Agreements before Wednesday, May 1, 1968, shall be required to effectuate this AGREEMENT.
13. It is agreed that Ida M. Abrisch whose address is 10600 Peoria Ave. Sun City, Arizona, and who has been a bona fide resident of the State of Arizona for more than three (3) years last past, shall be hereby appointed and designated Statutory Agent of the Corporation for the State of Arizona, upon whom service of process may be had. This appointment may be revoked at any time by filing the appointment of another agent.

SUN CITY TOWN HALL CENTER, an Arizona
non-profit corporation

By Lin Price
Lin Price President

dated this 5th day of Feb. 1968

ATTESTED

Esther R. Morris
Esther R. Morris Secretary

SUN CITY CIVIC ASSOCIATION, INC., an
Arizona non-profit Corporation

By Leo J. Wilson
Leo J. Wilson President

dated this 5th day of Feb. 1968

ATTESTED

William T. Whisner
William T. Whisner Secretary

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

On this 5th day of February 1968, before me, Louise F. Poehls, the undersigned officer, personally appeared Lin Price, who acknowledged himself to be President of Sun City Town Hall Center, a corporation, and Esther R. Morris, who acknowledged herself to be the Secretary of said Sun City Town Hall Center, a corporation; and, Leo J. Wilson, who acknowledged himself to be President of the Sun City Civic Association, Inc., a corporation, and William T. Whisner, who acknowledged himself to be the Secretary of said Sun City Civic Association, Inc., a corporation; and, acknowledged that he and she, as the officers of said respective corporations, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the names of the said respective corporations by himself and herself as the said officers thereof.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My commission expires December 14, 1971

Louise F. Poehls
Louise F. Poehls
Notary Public in and for the
County of Maricopa, State of Arizona

73246

ARIZONA CORPORATION COMMISSION
INCORPORATING DIVISION

FILED

MAY 6 1968

At 1:40 P. M. at request of
Sun City Town Hall Center
10600 West Peoria
Address Sun City Arizona 85351
May S. Oates
By SECRETARY

GEORGE S. LIVERMORE

STATE OF ARIZONA
County of Maricopa

I hereby certify that the within
instrument was filed and re-
corded at request of

Sun City Town Hall Center
MAY 6 1968 -300

in Docket _____
on page _____

Witness my hand and official
seal the day and year aforesaid.

Clifford H. Ward

County Recorder

By

Molly Jones
Deputy Recorder

COPY
AS TO FILING DATA ONLY

CHARTERED CLUB LIST OF THE RECREATION CENTERS OF SUN CITY, INC.

Oct. '73

A

A.A.R.P.

Walter Lindgren
933-4171

Agricultural Club

Joseph Sargent
933-8698

Art Club (FW)

Cyril A. Nutley
933-0932

Art Club (LV)

Hall N. Abrisch
933-2980

Art Club (SD)

Joe Buechel
977-3383

B

Cactus Duplicate Bridge (LV)

John Hoshier
977-8759

Friday Eve. Bridge (LV)

Col Robt. Stegmaier
933-6424

Goren Bridge (FW)

Herb Rudolph
933-3989

Ladies Thurs. Dupl. Bridge (FW)

Dorris Hansen
977-1793

Ladies Fri. Aft. Bridge (FW)

Mildred LaFay
977-2217

Lakeview Afternoon Bridge

Marge Lawrence
933-8875

Non-Smokers Dupl. Bridge (LV)

Merle Heath
977-4168

Pioneer Bridge (OM)

Walter Schott
933-5777

B (cont'd.)

Sundial Bridge

John F. Engler
933-2939

Sun Valley Dupl. Bridge (FW)

Helen Davidson
933-3385

Tues. Eve. Bridge (LV)

Pat Duncan
933-9540

Thurs. Eve. Bridge (FW)

Fred Brown
977-2282

Wed. Afternoon Bridge (OM)

Olive Benson
933-5035

3-Round Bridge

M/M Thomas H. Skirm
977-2216

C

Camera Club (OM)

Bernard N. Rosene
933-1309

Town Hall Camera Club (FW)

E. Kingman Eberhart
977-1550

Canasta Club (OM)

Mrs. Walter Aebischer
933-2979

Ceramic Club (FW)

Mrs. Jerry Skupa
933-6194

Ceramics (Clay Club - LV)

Park Soule
933-3203

Ceramic Club (OM)

Laura Rose
933-0275

Ceramic Club (SD)

Hilda Beug
977-7087

C (cont'd.)

Chess Club (FW)

Ervin Bramhall
977-2577

China Painting (FW)

Irene Fink
933-3192

Chorus - Male

Harry M. Rounds
933-9090

Chorus - Woman's

Faye Welter
977-1070

Coin Club (FW)

Ed Beck
933-5561

Craft Club (SD)

Gertrude Taylor
977-2039

Cribbage Club (Men's) (LV)

H.E. Christiansen
977-2508

Cycle Mates Bicycle Club

Bill Powers
977-1465

D

Comm. Ballroom Dancers (OM)

Rogers Eastman
933-7626

Continental Dance Club (FW)

Cyrus L. Oyer
977-2025

Ladies Round Dance (FW)

Martha Tuthill
933-4866

Sundial Dance Club

Rudy Runge
977-1163

Round Dance Club (MV)

Bill Smith
977-1154

Sat. Night Dance Club (MV)

Lowell Craig
933-7080

D (cont'd.)

Sun Dancers (MV)

Ed Sexton
933-1833

Democratic Club

Mary Wilson
933- 6003

Dutch Treat Club (FW)

Persia Nettekoven
933-7478

E

Empire Social Club

Wesley Hill
933-7807

Euchre Club (FW)

Winnifred Moritz
933-9094

F

Federated Woman's Club

Mrs. Hershall Carver
933-2016

Friends of the Library

Olive Walley
933-8527

"500" Club (FW)

Reynolds Bruington
933-7948

G

Girl's Ranch Auxiliary

Miss Opal Adamson
933-5326

Men's Golf Association, Inc.

Tom Wilson
933-8059

Women's Golf - Lakes West

Mrs. Dan Mac Dougall
977-3503

Women's Golf - North Div.

Mrs. Frank Scott
933-4570

Women's Golf - South Div.

Margaret Crawford
933-4534

G (cont'd.)

Gourmet Barbeque
Dr. Harry P. Lee
933-2356

Gym Class (SD)
Mercedes T. Gunn
977-0749

Gym Club (MV)
Marie Waggoner
933-8888

H

Handbell Ringers
Rosalind Yonk
933-2875

Handicrafts Club (LV)
Ann Schultz
933-8946

Handweaver's Guild (SD)
Ella Herrmann
977-0487

Horse & Carriage Club
Robert DeMuth
933-9508

K

Kaffee Klatch (OM)
Garda Pearson
933-5779

Knitters (FW)
Frances Gulbrandsen
933-6753

L

Lapidary Club (FW)
Edwin W. Brooks
933-5546

Lapidary Club (LV)
Frank Lohn
933-1922

Lapidary Club (OM)
Dr. Frank D. Kilts
977-0248

Lawn Bowling (LV)
L.A. Elwinger
933-1497

L (cont'd.)

Lawn Bowling (SD)
John Sharer
977-6025

Sun City Lawn Bowls (OM)
Al Peterson
977-3977

Town Hall Lawn Bowls (FW)
Lincoln Sexton
933-7489

Leathercraft Club (LV)
C. Loeblein
933-6583

M

Men's Club (OM)
Alex Makarov
933-0542

Men's Club (SD)
Frank Aiello
933-9064

Mini-Golf
Fred Huber
977-3414

Model Railroad Club
James G. Frazer
977-2656

Mosaics Club (OM)
Ida Mae Schwartz
933-0919

N

Needle Arts & Crafts Club (OM)
Augusta Harrison
933-1098

O

Harmony Organ Club (LV)
Fred H. Calvin
933-8075

Sun City Organ Club (MV)
Carl Westin
977-0213

P

Pinochle Club (FW)

Emmett Williams
933-3885

Pinochle Club (LV)

Charles Craig
977-5463

Stag Pinochle Club (FW)

Kurt Richter
933-8658

Players (Sun City)

J. George Bender
933-4510

Puppet Club (FW)

Margaret Nygren
933-1739

R

Republican Club

Joe Markey
933-4987

Rhythm Class (OM)

Susan Douglas
933-1092

Rhythm Ramblers

Paul Kessler
977-2815

Rock & Gem Club (SD)

Dick Meinert
933-7411

Rockhound Club

Ferris Filley
933-0233

Rose & Garden Club

Arnold Bautz
977-0423

S

Sew 'n Sew Club (LV)

Ruth Skeels
977-2266

Sewing Techniques (FW)

Anna Kruke
933-4777

S (cont'd.)

Shuffleboard Club (LV)

Del Abbott
933-9078

Shuffleboard Club (MV)

Robert Poillon
977-5493

Shuffleboard Club (OM)

Carl Miller
933-0894

Shuffleboard Club (SD)

Dave Travis
933-9608

Silvercraft Club (FW)

Vern Reed
933-1135

Silvercraft Club (SD)

George Schmitt
933-8844

"61" Club

Anthony Malerba
933-6072

Sportsmen's Club

John Betcher
977-5373

Square Club

George A. Reuhl
977-0496

Stitch, Knit & Crafts (FW)

Iris Merriman
933-4818

Stitchers (SD)

Kathleen Keiser
977-3703

Sun City Stamp Club

Edmund S. Ward
977-0767

Sun City Stars

Inez Courvoisier
933-4053

Sun-Grams Club

Mrs. George Reuhl
977-0496

S (cont'd.)

Swim Club (FW)

Michael Kunic
977-6877

T

Table Tennis (Sun City)

Robert L. Stewart
933-8551

Tennis Club

Dr. Bernie Churchill
977-3762

Travel Trailer Club

Ted R. Baker
933-7023

V

Variety Club (OM)

Robert Severdia
933-9774

W

Weight Watchers Club (FW)

Lois Diebolt
977-7079

Whist Club (FW)

Earl Jenson
933-7268

Windsor Belles

Martha Edmondson
933-2906

Woman's League

Mildred Kreiter
933-4824

Woodworking Club (FW)

William H. Madsen
933-1477

Woodworking Club (LV)

E. T. Close
933-6688

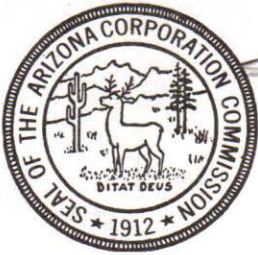
RADIO CLUB

Sun City Amateur Radio Club

Mr. E. R. Roderick, Jr.
933-7588

STATE OF ARIZONA

Corporation Commission



To all to Whom these Presents shall Come, Greeting:

I, GEORGE S. LIVERMORE, SECRETARY OF THE ARIZONA
CORPORATION COMMISSION, DO HEREBY CERTIFY THAT the annexed is a true and
 complete copy of the ARTICLES OF INCORPORATION of

SUN CITY COMMUNITY ASSOCIATION

which were filed in the office of the Arizona Corporation Commission
 on the 6th day of May, 1968 as provided by law.



IN WITNESS WHEREOF, I HAVE HEREUNTO
 SET MY HAND AND AFFIXED THE OFFICIAL SEAL
 OF THE ARIZONA CORPORATION COMMISSION, AT
 THE CAPITOL, IN THE CITY OF PHOENIX, THIS 6th
 DAY OF May, A. D. 1968

BY George S. Livermore SECRETARY,

ASSISTANT SECRETARY

ARTICLES OF INCORPORATION
OF
SUN CITY COMMUNITY ASSOCIATION

KNOW ALL MEN BY THESE PRESENTS:

That we, the undersigned, having associated ourselves together for the purpose of forming a non-profit corporation under and by virtue of Article 16 Chapter 1 Title 10 of the Arizona Revised Statutes, do hereby adopt the following articles of incorporation:

ARTICLE I

The name of this corporation shall be SUN CITY COMMUNITY ASSOCIATION and its principal place of business shall be at Sun City, Maricopa County, Arizona, but the board of directors may designate other places within the State of Arizona where other offices may be established and maintained and corporate business transacted. Members of the corporation shall be residents and/or home owners of Sun City sub-division Units: New Life, Unit One, Unit Two, Unit Three, Unit Four, Unit Five, Unit Five-A, Unit Five-B, Unit Five-C, Unit Five-D, Unit Five-E, Unit Six, Unit Six-A, Unit Six-B, Unit Six-C, Unit Six-D, Unit Six-E, Unit Six-F, Unit Six-G, Unit Six-H, Unit Six-J, Unit Six-K, Unit Six-L, Unit Seven, Unit Eight, Unit Eight-A, Unit Eight-B, Unit Nine, Rancho Estates; and that certain 129.10 acres of land, more or less, lying west of 111th Avenue, south of Rancho Estates, east of the Agua Fria River, and north of Olive Avenue; and all that portion of Section 29 lying east of 99th Avenue and north of Olive Avenue.

ARTICLE II

The names, residences and post office addresses of the incorporators are, as follows:

<u>Name</u>	<u>Residence & Post Office Address</u>
Lin Price	10716 Abbott Avenue, Sun City, Arizona
George C. Wilson	10201 - 105th Drive, Sun City, Arizona
James M. Cullum	11001 Sun City Blvd., Sun City, Arizona
Esther R. Morris	10315 Corte Del Sol Este, Sun City, Arizona
Bertha M. Cox	10720 Crosby Drive, Sun City, Arizona
Alfred R. Voelker	10824 Crosby Drive, Sun City, Arizona
John W. Prather	10144 Pinehurst Drive, Sun City, Arizona
Gerald W. McCarty	11609 Balboa Drive, Sun City, Arizona
John R. Mead	10413 Clair Drive, Sun City, Arizona
Leo J. Wilson	11807 Hacienda Drive, Sun City, Arizona
Walter F. Schott	12045 Cherry Hills Drive, Sun City, Arizona
Phil T. Ewan	12451 Augusta Drive, Sun City, Arizona

ARTICLE III

The general nature of the business in which the corporation is engaged is, as follows:

To do anything and everything lawfully necessary in the interest of the members of the corporation, including, without limitation, the following:

1. To establish and conduct a general social, cultural, recreational and amusement enterprise for the benefit of its members and do anything and everything lawfully necessary or convenient to accomplish such purpose, including, but not by way of limitation, to purchase, acquire, develop, sell, lease, own, operate and manage theaters, playhouses, agricultural projects, riding stables and corrals, libraries, opera houses, golf courses, baseball and football games, tennis courts, dancing facilities, lawn bowling rinks, horseshoe pits, croquet courts, travel clubs, card games, shuffleboard, swimming pools, skating rinks, lecture and conference rooms, and facilities and equipment for such arts and crafts as ceramic work, sewing, woodworking, leathercraft, lapidary, photography, fine arts, jewelry, shellcraft, mosaics, etc., and any and all facilities necessary or incidental to accomplish the general purposes of the corporation.
2. To coordinate, implement and aid the various recreational and social clubs which are now or which may become duly recognized as such by this corporation.
3. To promote cooperation in all matters of interest and benefit to the residents and/or homeowners of the area within the bounds set out in Article I, who become and remain members of this corporation.
4. To contract, coordinate or operate, with other organizations, associations, corporations or individuals in carrying out and conducting the activities and endeavors for which this corporation is formed and in effecting the benefits and results sought to be gained.
5. To purchase, lease, option, contract for or otherwise acquire, take, own, hold, exchange, sell or otherwise dispose of, pledge, mortgage, hypothecate, encumber any and all classes of property necessary to the fulfillment and furtherance of the objects and purposes of the corporation within the limits prescribed by law.
6. To issue such notes, bonds, debentures, contracts, or other security or evidence of indebtedness upon such terms and conditions and in such manner and form as may be prescribed or determined by the Board of Directors, within the limitations prescribed by Article VIII hereof.
7. To purchase, acquire, own, hold, sell, assign, transfer, mortgage, pledge or otherwise acquire, dispose of, hold or deal in the shares of stocks, bonds, debentures, notes or other security or evidence of indebtedness of this or any other corporation, association or individual, and to exercise all the rights, powers and privileges of ownership, including the right to vote thereon, to the same extent as a natural person might or could do.
8. To lend or invest its funds, with or without security, upon such terms and conditions as shall be prescribed or determined by the Board of Directors.
9. To borrow money and to issue bonds, debentures, notes, contracts and other evidences of indebtedness or obligation, and from time to time for any lawful purpose to mortgage, pledge and otherwise charge any or all of its properties, property rights and assets to secure the payment thereof.
10. To act as surety or guarantor, agent, trustee, broker or in any other fiduciary capacity.
11. To make and to perform contracts of every kind and description, and in carrying on its business, or for the purpose of attaining and furthering any of its objects, to do any and all things which a natural person might or could do, and which now or hereafter may be authorized by law, and in general to do and perform such acts and things, and to have and exercise all the powers and to transact such business in connection with the foregoing objects as may be necessary and required.

The foregoing purposes shall be construed as both objects and powers and the foregoing enumerations of specific purposes shall not be held to limit or restrict in any manner the powers of the corporation.

ARTICLE IV

This corporation shall have no power to issue capital stock, and no dividends or pecuniary profits shall be declared or inure to any member, director, officer of the corporation, or any private individual (except that reasonable compensation may be paid for services rendered to or for the corporation affecting one or more of its purposes), and no member, director, officer of the corporation, or any private individual, shall be entitled to share in the distribution of any of the corporate assets on dissolution of the corporation.

ARTICLE V

The time of commencement of this corporation shall be the day the Arizona Corporation Commission shall issue to the corporation a certificate of incorporation and the termination shall be twenty-five years thereafter, with the privilege of renewal as provided by law.

ARTICLE VI

No membership or certificate of membership shall be transferable and no assignee or transferee thereof, whether by operation of law or otherwise, shall be entitled to membership in this corporation or to any property rights or interest therein, except as shall be provided in the by-laws of the corporation. Any person ceasing to be a member shall forfeit all rights and privileges of membership and all rights or interest in the corporation absolutely, except as shall be provided in the by-laws of the corporation.

ARTICLE VII

The affairs of the corporation shall be conducted by a Board of Directors and such officers as the Board may elect or appoint. The Board shall select from its own members a president, vice-president, secretary and a treasurer. It may select an assistant treasurer who may or may not be a member of the Board. All officers shall hold office for a period of one year and until their successors are elected and qualified. The number of directors shall not be less than three (3) nor more than twenty-five (25), and shall be elected by the members at an annual election meeting of the members to be held on the first Thursday in December of each year; provided, however, that such day may be changed from time to time by the Board of Directors.

At the annual election meeting of the members to be held on the first Thursday in December in 1968, four directors shall be elected for a term of one year and five directors shall be elected for a term of two years. Beginning with the annual election meeting to be held on the first Thursday in December in 1969 and continuing thereafter directors shall be elected for a term of two (2) years. All directors shall serve until their successors are elected and qualified; and shall elect annually from their own number the four officers for the current year.

At the inception of this corporation the incorporators named herein shall serve as directors until the first annual election meeting of the members on the first Thursday of December 1968 and until their successors have been qualified.

The following named nine incorporators constituting the directorate of the Sun City Town Hall Center, a non-profit Arizona corporation, were, on the sixth day of May 1968 at Town Hall Center, Sun City, Arizona, elected to serve as directors of the instant corporation - SUN CITY COMMUNITY ASSOCIATION: Lin Price, George C. Wilson, James M. Cullum, Esther R. Morris, Bertha M. Cox, Alfred R. Voelker, John W. Prather, Gerald W. McCarty, John R. Mead; and the following three named incorporators constituting ^{the three of the nine directorate} members of the Sun City Civic Association, Inc., an Arizona non-profit corporation, were, on the 27th day of March 1968, at Community Center, Sun City, Arizona, elected to serve as directors of the instant corporation - SUN CITY COMMUNITY ASSOCIATION: Leo J. Wilson, Walter F. Schott, and Phil T. Ewan.

The directors, subject to approval or veto by the members of the corporation, shall have the power to adopt by-laws for the corporation. The by-laws may be amended, modified, revised or revoked by the directors or by the members. In the event of conflict concerning the by-laws as amended, modified, revised or revoked by the directors, the action of the members shall prevail.

The directors shall have power to fill vacancies occurring in the board or in any office, subject to approval or veto by the members. The Board may appoint from its own number an executive committee and invest such committee with such powers as may be approved by the directors.

The by-laws of the corporation shall prescribe the qualifications of members and the terms of admission to membership, provided that the voting rights of all members shall be equal and all members shall have equal rights and privileges and be subject to equal responsibilities. Such by-laws shall also provide the method for determining assessments to be paid by the members.

ARTICLE VIII

The highest amount of indebtedness or liability, direct or contingent, to which the corporation may at any time subject itself is twenty-five thousand dollars.

ARTICLE IX

The private property of the members, directors and officers of this corporation shall be forever exempt from the debts and obligations of the corporation.

ARTICLE X

In the event of the dissolution or winding up of the corporation, all assets not otherwise disposed of and not subject to any trust, shall be transferred as the Board of Directors may then decide for carrying out the purposes or similar purposes of this corporation.

ARTICLE XI

These Articles of Incorporation may be amended at any meeting of the members called for that purpose (by the Board of Directors or by at least one hundred (100) members of this corporation who petition for such a meeting), by an affirmative vote of a majority of the members of the corporation voting at that meeting. Notice of any proposed amendment or amendments shall be given by written notice to the directors at least ten (10) days prior to a regular Board meeting, and by publication once a week for two consecutive weeks prior to the corporation membership meeting, in a newspaper or newspapers of general circulation in the county wherein the Articles of Incorporation were published; and by posting on the bulletin boards two weeks prior to the corporation membership meeting.

ARTICLE XII

Ida M. Abrisch

IDA M. ABRISCH, whose address is 10600 Peoria Avenue, Sun City, Arizona, and who has been a bona fide resident of the State of Arizona for more than three (3) years last past, is hereby appointed and designated Statutory Agent of the corporation for the State of Arizona, upon whom service of process may be had. This appointment may be revoked at any time by filing the appointment of another agent.

IN WITNESS WHEREOF, we have hereunto set our hands this 6th day of May, 1968.

James M. Cullum
James M. Cullum

Gerald W. McCarty
Gerald W. McCarty

John R. Mead
John R. Mead

Leo J. Wilson
Leo J. Wilson

Walter F. Schott
Walter F. Schott

Phil T. Ewan
Phil T. Ewan

Lin Price
Lin Price

Bertha Cox
Bertha M. Cox

Alfred R. Voelker
Alfred R. Voelker

Esther R. Morris
Esther R. Morris

John W. Prather
John W. Prather

George C. Wilson
George C. Wilson

Incorporators

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

On this the 6th day of May, 1968, before me, Louise F. Poehls, the undersigned officer, personally appeared Lin Price, Bertha M. Cox, Alfred R. Voelker, Esther R. Morris, John W. Prather, George C. Wilson, James M. Cullum, Gerald W. McCarty, John R. Mead, Leo J. Wilson, Walter F. Schott, and Phil T. Ewan, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Louise F. Poehls
Louise F. Poehls, Notary Public
In and For the County of Maricopa
State of Arizona

My commission expires December 14, 1971

May 6, 1968

73246

ARIZONA CORPORATION COMMISSION
INCORPORATING DIVISION

FILED

MAY 6 - 1958

At 2:35 P. M. at request of

Sun City Town Hall Center

Address 10600 W. Peoria

Sun City, Arizona 85317

By Lemna Procter

George S. Livermore

STATE OF ARIZONA }
County of Maricopa } ss

I hereby certify that the with-
in instrument was filed and re-
corded at request of .

Sun City Town Hall Center
MAY 6 1958 - 3 00

in Docket _____
on page _____

Witness my hand and official
seal the day and year aforesaid.

Clifford H. Ward

County Recorder

By [Signature]

Deputy Recorder

200

AS TO FILING DATA ONLY
COPY

MASTER AGREEMENTFINAL

THIS AGREEMENT, dated this 1st day of November, 1968, between DEL E. WEBB DEVELOPMENT CO., an Arizona corporation, hereinafter called "Webb," and SUN CITY COMMUNITY ASSOCIATION, an Arizona non-profit corporation, hereinafter called "the Association,"

WITNESSETH

WHEREAS, the Association is the owner and operator of certain facilities in Sun City, Arizona, operated for the benefit and use of residents and/or homeowners of certain portions of Sun City, Arizona, comprising the residential area south of Grand Avenue hereinafter referred to as "Phase I," and as outlined in red on Exhibit A attached hereto and by reference made a part hereof; and

WHEREAS, it is anticipated that Webb will complete residential construction within the area referred to as Phase I in the near future; and

WHEREAS, Webb intends to further develop Sun City, Arizona as an active retirement community in a new area, located north of Grand Avenue, referred to hereinafter as "Phase II," and as outlined in blue on Exhibit A, attached hereto and by reference made a part hereof; and

WHEREAS, it is desirable, from time to time, that additional recreation and cultural facilities be built (a) to accommodate the residential units in Phase II, and (b) for the benefit of all members of the Association; and

WHEREAS, the parties, in order to provide the aforementioned, on a planned and organized manner, deem it advisable to cooperate in accomplishing these purposes;

NOW, THEREFORE, in consideration of the mutual covenants herein contained and of other good and valuable consideration, the

receipt whereof is hereby acknowledged, the parties hereto intending to be legally bound, hereby agree as follows:

1. That Webb will develop and convey to the Association, without expense to the Association, new community facilities to accommodate the growing population in Sun City, Arizona. Such new facilities shall be constructed in increments, as follows:

- A. The first such new facilities for the first 7,500 residences in Phase II.
- B. Thereafter, additional new facilities will be constructed on the basis of need and desirability rather than on a basis of the number of residences built or anticipated.

It is the purpose and intent of all parties in entering into this agreement to provide a unified management and control by the Association for all present and future mutually approved community facilities within Sun City, and to have a unified membership for all qualified residents and/or homeowners in both Phase I and Phase II in the Association. In order to accomplish this purpose and intent, the Association agrees to accept upon completion thereof the ownership and responsibility for maintenance and operation of such new mutually approved community facilities that may be developed from time to time, with such maintenance and operation to be on a basis comparable to the maintenance and operation of currently existing community facilities now owned by the Association.

2. Webb agrees to use its best efforts to plan, with the cooperation of the Association, said future facilities to include, to the extent compatible with requirements of the new areas to be served thereby, in addition to

types of community facilities at currently existing centers, suitable types of desirable facilities not presently available to the residents of Sun City.

3. Webb agrees that facilities to be constructed in connection with the development of Phase II will be planned and constructed entirely at Webb's cost on the basis of proposed expenditures required to cover construction, equipping and subsidization of operating and maintenance costs at the start. For the first increment (paragraph 1. A. above) in Phase II, Webb's total expenditure will be equal to two hundred dollars (\$200.00) per residential unit. Thereafter, for each subsequent increment (paragraph 1. B. above), the amount of \$200.00 expended per residential unit will be modified in relation to changes in the Department of Labor, Bureau of Labor Statistics, "Consumer Price Index" (1957-1959 equals 100). The percentage amount of such modification shall be the percentage difference in said index between January 1, 1969 and January 1 of the year in which Webb notifies the Association of intent to construct facilities for any such subsequent increment (paragraph 1. B. above).

4. The total expenditure available for construction of facilities in any increment may be used for construction of new facilities for the area then being developed and/or for expansion of existing facilities in other areas, and/or to provide new facilities in such other areas, and/or to be set aside to provide for facilities that are then anticipated for construction in the future. All plans and allocations of funds to be expended shall, to the extent possible, provide basic facilities for the increased number of residences on a neighborhood basis comparable to those per residential unit provided in other existing areas, and then utilize the balance for such new types of facilities as will benefit the entire community and such operating and maintenance guarantees as may be required for all facilities included in this paragraph.

5. The Association will, upon written notice from Webb of the anticipated construction of new facilities and that preliminary Plans and

Specifications are being prepared, appoint a committee to represent it in reviewing such preliminary Plans and Specifications and in addition will provide factual operating and maintenance cost information that will allow for projections of such expense and income relative to the new proposed facilities. Said committee shall work with Webb to assure that the facilities being planned meet the needs of the community, in as far as possible within the funds available, that there will not be unnecessary duplication, and that Webb has the benefit of the thinking and experience of the residents (through the committee) as to the need and feasibility of the facilities proposed. The parties agree that Webb shall prepare final Plans and Specifications, including proposed fixtures and equipment as needed for each group of new facilities to be built in accordance herewith. The Plans and Specifications committee of the Association shall be consulted during development of detailed plans and specifications and shall be kept continuously informed of progress during such development to the end that this committee will, at the time of finalizing such plans and specifications, be sufficiently conversant with detail to be in position to advise the Board of the acceptability of the plans and specifications at the time of finalizing. Such final Plans and Specifications shall be submitted to the Association for its review approximately one hundred twenty (120) days prior to the anticipated start of construction of any such facilities. The Association shall approve or reject such final Plans and Specifications, proposed fixtures and equipment and maintenance and operating maintenance guarantee proposal within ten (10) days following presentation thereof to the Association by Webb, and in the event of rejection of any such final Plans, Specifications, proposed fixtures and equipment or proposed maintenance and operating guarantees, the Association shall set forth in writing the basis of its rejection. Such approval thereof shall not be unreasonably withheld. Failure to either approve or reject any of said items within ten (10) days shall constitute approval thereof.

In the event of rejection of any set of such final Plans, Specifications, proposed fixtures and equipment or operating and maintenance guarantees, or any one or more thereof, any corrections or changes proposed by either parties must consider basic expenditure allowance and consideration of meeting basic requirements as outlined in paragraph 4 above.

6. Webb agrees that all construction work performed hereunder or pursuant hereto as to new facilities shall be guaranteed as to materials and workmanship for a period of not less than one (1) year nor more than the earlier of the following: (a) two (2) years; or (b) completion and turn over of at least 2,500 residential units within the area making up the increment involved (paragraph 1. A. or 1. B.). The period of such guarantee to commence from the date of completion and acceptance of such new facilities. Acceptance thereof is to be construed to mean the acceptance thereof for use, notwithstanding that deficiencies may thereafter require further work by Webb. Webb agrees that all construction work performed hereunder or pursuant hereto, as to modifications and/or additions to previously existing facilities, shall be guaranteed as to materials and workmanship for a period of one (1) year following completion and acceptance thereof. Acceptance thereof is to be construed to be the acceptance thereof for use, notwithstanding that deficiencies may thereafter require further work by Webb.

7. The Association shall assume all responsibility for operation and maintenance of the modifications and additions to the present facilities added in accordance with this agreement from the date of completion and acceptance thereof.

8. Webb and its agents and employees shall have the right to enter into and upon the present facilities, modifications and additions thereto, and into and upon the new facilities at all reasonable times for the purpose of exhibiting the same and acquainting prospective purchasers with the many advantages and worthwhile activities afforded residents of Sun City. The

Association agrees to provide, issue and honor courtesy cards for use by Webb to admit prospective purchasers to the facilities and activities of the Association.

9. Webb agrees to continue to obtain execution of the Association's facilities agreements by purchasers of all residential units sold by Webb at Sun City, Arizona, and to collect for the Association the first year's membership assessments provided for under the terms of said facilities agreements.

10. Webb agrees that it will reimburse the Association the amount by which the costs of operating the facilities referred to in paragraphs 1, 2, 3, 4, and 5 above, on a sound, prudent and businesslike basis, exceed the income as hereinafter defined. For the purpose of this paragraph, the terms "cost" and "income" shall be interpreted as follows:

(A) "Cost" shall mean all normal operating expenses and shall include all salaries, wages, repairs, utilities, maintenance, office and operating supplies, insurance, taxes, and any other expense directly chargeable or properly allocable to the operation of the Phase II facilities then involved. As to the facilities referred to in paragraph 1. A. there shall be allocated to such cost twenty-five percent (25%) of the salary and related salary expenses of the Association manager and one accountant, and the portion of the salaries and related salary expense of the remainder of the Association's central office clerical staff which the number of Association members in Phase II at the end of each calendar year bears to the total number of Association members in Phase I and Phase II combined. As to facilities referred to in paragraph 1. B., the percentages referred to in the last sentence shall be determined on an equitable basis.

Cost shall also include an allowance for depreciation equal to three percent (3%) per annum of the cost of the depreciable assets transferred to the Association under paragraph 1 of this agreement, but it shall not include expenditures for capital improvements, including equipment and furniture. Such depreciation charge to commence following the period during which Webb guarantees such facilities pursuant to paragraph 6.

- (B) "Income" shall mean all current assessments received from residents of the Phase II area and all rentals, vending machine commissions, and any other income of any nature resulting from the operation of Phase II facilities.
- (C) The procedure by which Webb's maximum obligations under this paragraph 10 shall be determined shall be as follows:
 - (1) The Association shall prepare an anticipated operating expense budget for any new facilities proposed.
 - (2) Webb shall prepare an anticipated residence delivery schedule.
 - (3) The parties will review the proposed expense schedule, negotiate any modifications that may be necessary therein, and come up with an agreed expense budget for such new facilities.
 - (4) Webb's maximum guarantee shall be the difference between such expense budget and the income to be derived from the anticipated residence delivery schedule.
 - (5) Webb's obligation shall be modified as necessary to cover variations between the anticipated delivery

schedule and actual deliveries. For example, if Webb delivers residences faster than such schedule anticipates, Webb's obligations will decrease due to the increase in the Association's income. If Webb's deliveries are slower than anticipated, Webb's obligations shall increase due to the decrease in income received by the Association.

- (6) Webb agrees that any sums guaranteed pursuant hereto which are not used (as a result of savings in expenditures by the Association or increased residence deliveries) will be used for additional facilities or improvements to existing facilities.

The obligations of the parties under this paragraph shall commence on the day the responsibility for operating the facility is turned over by Webb to the Association and shall continue until the end of the first calendar year in which the costs do not exceed the income, as defined herein, unless sooner terminated by mutual agreement. Payment of any amounts then due shall be made by Webb annually, upon receipt of a statement from the Association after the close of each calendar year, except that Webb agrees that it will, not oftener than once each calendar quarter, make such partial payments on its obligation as may be requested by the Association and be mutually agreed upon. The Association will, in advance, provide Webb with the Association's proposed budget for the following year for review by Webb. The Association will also, in advance, provide Webb with quarterly statements of anticipated income and expenses for Webb's review. Webb will raise any objections it may have to any items contained in such budgets or statements of income and expenses, which items will be discussed between the Association and Webb. Such budgets or statements, as the same may be modified as a result of objections made by Webb, will govern the obligations of Webb under this paragraph 10. Any additional expenses, of other than a minor nature,

which may arise unexpectedly shall be brought to Webb's attention for its approval prior to incurring the same.

11. This agreement, as the same may be modified from time to time by amendment, shall constitute the sole and entire agreement between the parties hereto in connection with which Webb has any obligations to convey to the Association new community facilities or to remodel present community facilities.

12. The parties agree to execute such additional documents and papers and perform and do such additional acts and things as shall be necessary and proper to effectuate and carry out all of the provisions of this agreement. It is intended by the parties that this master agreement shall govern the overall obligations of the parties as to facilities in Phase II. As to each separate increment of such facilities a separate Supplemental Agreement will be entered into to set forth the details of the obligations of the parties and to set forth any modifications to this master agreement that may be applicable only to the facilities therein involved.

13. This agreement shall be binding upon and inure to the benefit of the parties hereto and their successors in interest. The Association may not assign benefits hereunder without Webb's written consent. In the event of bankruptcy, insolvency, failure or incapacity to perform pursuant to this agreement by the Association or Webb, the other party shall have the right to terminate any further future operation of this agreement by giving written notice of termination to the other party.

14. It is understood and agreed that the obligations of the Association hereunder are limited to such areas as are actually developed as and for retirement living. In the event any portion of Phase II is used for construction of conventional "family-type" housing, the Association shall have no obligation in connection therewith.

15. A majority affirmative vote of the Association members, as provided for by the Arizona Revised Statutes, and by the Articles of Incorporation

poration and By-Laws of the Association for the amendment of its Articles of Incorporation, shall be required to effectuate this agreement.

16. This document supersedes that certain Agreement, dated August 9, 1968, between the parties in connection with the subject matter herein contained.

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be duly executed as of the day and year first above written.

DEL E. WEBB DEVELOPMENT CO.,
an Arizona corporation

By _____
President

SUN CITY COMMUNITY ASSOCIATION,
an Arizona non-profit corporation

By _____
President and Director

Approved this 1st day of November, 1968, by the Board of Directors of SUN CITY COMMUNITY ASSOCIATION:

Alfred R. Voelker, Vice-President

John W. Prather, Treasurer

James M. Cullum

John R. Mead

George C. Wilson

Paul Albert

Esther R. Morris, Secretary

Gerald W. McCarty, Ass't. Treasurer

Bertha Cox

Leo J. Wilson

Walter F. Schott

CHARTERED CLUB LIST OF RECREATION CENTERS OF SUN CITY, INC. 6-24-76

1.

Category	Club Name	Type of Club etc.	Location	Chairman	Phone

ART	Fairway Art		Fairway	Mrs. Lois V. Holler	933-8387
	Lakeview Art		Lakeview	Mrs. Mary Reddick	977-1263
	Sundial Art		Sundial	Robert C. Garvey	933-6255
	China Painting		Fairway	Mrs. Lucretia Craig	977-4498
CARDS	Cactus Bridge	Dupl.	Lakeview	Charles R. Mayne	977-6592
	(Ladies) Fri. Aft. Bridge	Contract	Fairway	Mrs. Helen Armstrong	977-2382
	Goren	Contract	Fairway	Dr. Willard Sargent	974-8153
	Ladies Thurs. Aft	Dupl.	Fairway	Mrs. Marion White	977-5028
	Ladies Wed. Aft.	Contract	Oakmont	Mrs. Margaret Lawrence	933-8875
	Fri. Night	Contract	Bell	Mr. H.E. Curtis	977-6173
	(Ladies) Thurs. Aft.	Contract	Lakeview	Mrs. Mae Hale	933-9565
	✓ Non-Smokers	Dupl.	Lakeview	Leslie F. Craig	974-3522
	Thurs. Eve.	Contract	Oakmont	Roderick Purcell, Sr.	977-6937
	One Partner	Contract	Lakeview	Mrs. Ada Danielson	933-8550
	Sun City Bridge	Dupl.	Bell	Joe Holland	977-5974
	Fri. Night	Contract	Sundial	Bill Drager	974-2727
	Sun Valley	Dupl.	Lakeview	Mrs. Hilda Walker	977-3182
	Three-Round	Contract	Lakeview	M/M Fred Roehrman	974-2170
	Thurs. Eve.	Contract	Fairway	Mrs. Ruth Brown	977-3338
	Canasta		Oakmont	Mrs. Opal Abila	933-2856
	(Men) Cribbage		Lakeview	Tom Pendérgast	933-5820
	Euchre		Fairway	Mrs. Maxine Denlinger	974-5420
	"500"		Fairway	Mrs. Violet Panfil	977-1186
	Pinochle	Sat.	Fairway	Clarence Boddicker	974-9962
	Pinochle	Tues.	Lakeview	Mrs. Catherine Barnum	974-6406
	Pinochle	Stag.	Fairway	Theodore Oakland	933-5817
	Whist		Fairway	Mrs. Wilma Anderson	933-5808
CRAFTS	Sun City Camera		Oakmont	Mr. B. N. Rosene	974-1851
	Photo Club	Metg. & Dk. Room	Fairway	Miss Doris Offermann	933-0781
	" "	Workshop Metg.	Lakeview	Mrs. Olivine Cochrane	977-8998
	" "	Lab.	Sundial	Dillman N. Putz	977-4493
	Ceramics		Fairway	Mrs. K. Christensen	977-8086
	Ceramics		Oakmont	Mrs. Emelye Lawrence	977-7432
	Ceramics		Sundial	Mrs. Helen Cann	974-0024
	Clay Club	Ceramics	Lakeview	Mrs. Mary Martin	977-1483
	Crafts	Handicraft	Sundial	Mrs. Margaret Hudson	977-0455
	Handicrafts		Lakeview	Mrs. Jean Merritt	974-6943
	Handweavers Guild		Sundial	Miss Dorothy Weber	933-4021
	Knitters		Lakeview	Mrs. Alice Cortelyou	977-2884
	Lapidary		Fairway	William L. Carroll	977-3913
	Lapidary		Lakeview	Russell M. Oliver	977-1519
	Lapidary		Oakmont	Roy C. Goulder	933-0246
	Rock & Gem	Lap./Rockhound	Sundial	Richard Yemington	977-6989
	Model Railroad	Bldg./Oper.	Fairway	Mr. E. L. Hanna	977-1707
	Mosaics	Mosaic & Crafts	Oakmont	Mrs. Ida Mae Schwartz	933-0919
	✓ Needle Arts & Crafts		Oakmont	Mrs. Gladys Goudie	933-8940
	✓ Puppet Club	Craft Sewing	Fairway	Mrs. Kathryn Steele	974-1619
	Sewing Techniques		Fairway	Miss Dorothy Glenn	974-0542
	✓ Sew N' Sew		Lakeview	Mrs. Marjorie Tutelman	977-7613
	Stitchers		Sundial	Mrs. Verlie Pallanck	933-2539
	LEATHERCRAFT		Lakeview	Charles J. Anderson	977-6786
	Stitch & Knit & Crafts		Fairway	Mrs. Helen Nail	933-4956
	Silvercraft		Fairway	David Mac Arthur	977-6274
	Silvercraft		Sundial	Mrs. Jane Freeman	974-5377
	Woodworking		Fairway	Richard R. McKeen	977-8525
	Woodworking		Lakeview	Neal Mansell	974-0840

DANCE	Continental		Fairway	John F. Tracey	933-6019
	Ladies Round Dance		Fairway	Mrs. Dorothy Bartley	933-2696
	Round Dance	Beginner Div.	Bell	M/M William Hampson	974-4577
	" "	Intermediate Div.	Mt. View	M/M Taylor Roberts	977-2539
	" "	Advance Div.	Bell	Robert Kummerow	977-6774
	Sat. Night Dance		Mt. View	John Braun	977-9976
	Sundial Dance	Sat. Night	Sundial	Zeno Wunder	977-9500
	Sun Dancers	Square Dance	Bell	Roy Folino	977-2459
	Sun City Twirlers	" "	Sundial	Leo Wilson	933-2260
MUSICAL	Handbell Ringers		Fairway	Mrs. Florence Bevis	933-6744
	Harmony Organ		Sundial	Kenneth Apgar	974-2492
	Sun City Organ		Mt. View	Raymond Erickson	977-3204
	Male Chorus		Fairway	Syd Lynn	977-9397
	Women's Chorus		Fairway	Mrs. Ruth Skeels	977-2266
	Musicians		Oakmont	Herbert Tutelman	977-7613
	Rhythm Ramblers		Fairway	Orville Barron	977-5515
NATIONAL	A.A.R.P. Chap. #4		Fairway	Marvin Gluntz	977-8778
	Democratic		Oakmont	Carl A. Anderson	933-4156
	Republican		Oakmont	Hawley Atkinson	977-7196
	Sun Grams	Social	Oakmont	Mrs. Mary Opal Fields	933-2526
OTHER	Agricultural	Meetings At	Fairway	Arthur Huntsman	933-5175
	Chess		Lakeview	Giles A. Koelsche	974-4307
	Coin		Fairway	Mrs. Irene Murray	977-2636
	Horse & Carriage	Meetings At	Fairway	Dr. Bill Bailey	977-2792
	Sun City Players	Theatrical	Oakmont	Harold S. Kaufman	977-9083
	Radio-Amateur		Fairway	Floyd C. Emanuel	977-6587
	Rockhound		Fairway	Elmer Bay	977-8700
	Rose & Garden		Fairway	Erwin W. Scheibe	977-4392
	Stamp		Lakeview	Robert Reed	933-8350
	Travel Trailer		Mt. View	Bernard K. Linder	974-0182
SERVICE	Federated Woman's		Oakmont	Mrs. Lucille Rhodes	933-3976
	Friends of the Library		Fairway	Mrs. Hazel Guider	977-3140
	Girl's Ranch		Fairway	Mrs. Edna S. Gullett	933-3450
	Square Club		Mt. View	J.D. "Joe" Merkle	933-6748
	Sun City Stars		Oakmont	Mrs. Ruby S. French	933-2180
	Woman's League		Mt. View	Mrs. Irma Coty	933-0796

SOCIAL	Dutch Treat	Mixed Singles	Fairway	Mrs. Bess Huron	933-2215
	Empire State		Oakmont	<u>Secy.</u> Mrs. C. Barry	974-0765
	Gourmet Barbeque		Oakmont	Ray Kruke	933-4777
	Kaffee Klatch		Oakmont	Mrs. Louise Chubb	977-5086
	Men's Club		Oakmont	Sam Gardner	933-4008
	Men's Club		Sundial	Clyde W. Armstrong	977-2382
	"61"		Oakmont	Vernon Evans	974-2356
	Variety Club		Oakmont	Roy Folino	977-2459
	Windsor Belles		Oakmont	Mrs. Pearl Richmond	933-2323
Women's Social		Lakeview	Mrs. Jo Gehrt	933-8607	

SPORTS	Cycle Mates	Bicycle	Lakeview	John Kinsey	977-7538
	Men's Golf Asso.	Meetings At	Oakmont	Dwight Wells	933-2035
	Women's Golf Asso			Mrs. Elaine Ingle	977-1459
(Ladies)	Gym		Mt. View	Mrs. Susan Douglas	933-1092
"	Gym		Bell	Mrs. Agnes Plews	974-1155
"	Rhythm		Sundial	Mrs. Eva Hartland	977-0720
	Lawn Bowls		Lakeview	Mr. Ralph Whitby	977-1127
	Lawn Bowls		Oakmont	Edward C. Kiiken	977-0510
	Lawn Bowls		Sundial	Eugene Jacobs	977-6250
	Town Hall Lawn Bowls	Mt. View and	Fairway	William A. Best	977-3800
	Mini Golf Club		Fairway	Edward R. Martin	977-5295
	Shuffleboard		Lakeview	Walter C. Hauer	977-6808
	Shuffleboard		Mt. View	Hubert L. Harris	933-0376
	Shuffleboard		Oakmont	Mrs. Lillian Preston	933-4153
	Shuffleboard		Sundial	Mr. Karl Geisler	974-2251
	Sportsmen's Club		Lakeview	Gordon Evans	933-4593
	Swim Club	Meeting At	Fairway	John R. Golden	977-7633
	Table Tennis		Fairway	Victor Arrington	933-0544
	Tennis		Lakeview	Waldemar A. Ayres	933-1997

BELL CENTER AND OTHER NEW CLUBS

Mrs. Elberta Cole 977-1346

Mrs. Rose Capek 974-9025 *no smoking*

Mrs. Frances Jones 974-9374

Mr. Earl J. Cummings 977-3005

Mr. Paul Johnson 974-5139

BELL SILVERCRAFT CLUB
Mr. Charles F. Simmers 933-3826

BELL HANDCRAFTS CLUB
Mrs. Gertrude Taylor 977-2039

BELL LAPIDARY CLUB
Mr. Roy Corderman. 977-6152 *To Arlington*

BELL WOODWORKING CLUB
Mr. Samuel Oxman 977-2172

BELL SAT. NIGHT DANCE CLUB
Mr. Edward L. Miller 977-7393

BELL LAWN BOWLS CLUB
Mr. Henry H. Passolt 977-3091

[illegible]

NEWLY FORMED

THE HANDI-CAPABLES CLUB
Mrs. Helen Bruton

977-7753

Presented to Tom Austin in
appreciation of his cordial cooperation.

Ralph C. Hawley

Jim V. Long
"Thanks" L. D. Wilson

J. R. Kutz

M. W. May

Eugene F. Butler

Edward Hume Philkethwaite

Robert F. Fisher

Homer A. Mack

ARTICLES OF INCORPORATION

OF

SUN CITY

CIVIC ASSOCIATION, INC.

ARTICLES OF INCORPORATION
OF
SUN CITY CIVIC ASSOCIATION, INC.

KNOW ALL MEN BY THESE PRESENTS:

That we, the undersigned, having associated ourselves together for the purpose of forming a non-profit corporation pursuant to Article 16 of Title 10, Arizona Revised Statutes, hereby adopt the following Articles of Incorporation:

ARTICLE I

The name of the corporation shall be SUN CITY CIVIC ASSOCIATION, INC. and its principal place of business shall be in Sun City, Maricopa County, Arizona, but such other offices may be established and maintained within or outside of Arizona at such places as the Board of Directors may designate where meetings of members and directors may be held.

ARTICLE II

The objects and purposes of this corporation and the general nature of the business it proposes to transact are:

(1) The corporation is organized and shall be operated exclusively for scientific, literary, educational, recreational, civic or charitable purposes.

(2) In furtherance of such purposes, it may promote, establish, conduct and maintain activities on its own behalf or it may contribute to or otherwise assist other corporations, organizations and institutions carrying on such activities or any thereof. For such purposes it may solicit and receive funds and other property, real, personal and mixed, and interest therein by gift, transfer, devise or bequest, and invest, re-invest, hold, manage, administer, expend and apply such funds and property, subject to such conditions and limitations, if any, as may be expressed in any instrument evidencing such gift, transfer, devise or bequest.

No part of the income or principal of the corporation shall inure to the benefit of, or be distributed to any member, director or officer of the corporation, expenditures or the payment of reasonable compensation for services rendered shall not be deemed to be a distribution of income or principal.

The corporation shall not:

- (1) Advocate the election or defeat of any candidate for public office;
- (2) Participate or intervene directly or indirectly in any political campaign;
- (3) Advocate the adoption or rejection of any legislation save incidentally, if such may affect its overall purposes;
- (4) Discriminate in its activities among individuals, organizations, institutions, firms, associations or corporations on the basis of race, religion, region or Country of national origin, or
- (5) Encourage support nor aid in any way individuals, corporations, organizations or institutions that discriminate in their activities on the basis of race, religion, region or Country of national origin.

ARTICLE III

The commencement of this corporation shall be the day these Articles are filed and recorded, and the termination thereof shall be twenty-five (25) years after, with the privilege of renewal as provided by law.

ARTICLE IV

The corporation formed hereby shall have no capital stock and shall be composed of members rather than shareholders. Each resident home owner of Newlife, Unit Number 1 and Sun City, Unit Number 1 (Subdivisions of Sun City, Maricopa County, Arizona) may become a member. All other memberships shall be non-voting. The qualification of additional classes of non-voting members, the manner of their election and terms of their admission to memberships and the rules relating to all members shall be designated in the By-Laws.

ARTICLE V

The affairs of the corporation shall be conducted by a Board of Directors and such officers as the directors and voting members may, from time to time, elect or appoint. The number of directors shall not be less than three (3) nor more than twenty-five (25). The directors shall be elected by the members entitled to vote at the annual meeting of the corporation to be held on the first Tuesday in December of each year beginning in 1960, or the next succeeding business day if such day be a holiday. Directors need not be voting members and shall hold office for such terms and shall be elected in such manner as shall be designated in the By-Laws. Until the first meeting of the members and until their successors have been elected and have qualified, the following named persons shall constitute the Board of Directors:

Name

Address

<u>Ralph C. Hawley</u>	Sun City, Arizona
<u>METRICUS W. MAY</u>	Sun City, Arizona
<u>Francis R. Lutz</u>	Sun City, Arizona
<u>Lynn S. Olson</u>	Sun City, Arizona
<u>Eugene E. Butler</u>	Sun City, Arizona
<u>Edward M. Thistlethwaite</u>	Sun City, Arizona
<u>Robert F. Fisher</u>	Sun City, Arizona
<u>Leo Bruce Wilson</u>	Sun City, Arizona
<u>Homar A. Mack</u>	Sun City, Arizona

The By-Laws may be amended, modified or revoked by the Board of Directors and by the members. In the event of any conflict between the By-Laws as amended, modified or revoked by the members and the By-Laws as amended, modified or revoked by the Board of Directors, the action of the members shall prevail.

ARTICLE VI

In the event of the dissolution of the corporation for any reason, the assets of the corporation shall be distributed to an organization qualifying for tax exemption under the Internal Revenue laws of the United States and the State of Arizona, whose purposes are in accord with the purposes of this corporation, which shall be determined at a special meeting called by the Board of Directors. Should a majority of the voting members fail to agree upon such distribution, then application shall be made to any Judge of the Superior Court of Maricopa County, Arizona, whose name shall be chosen by lot who shall then decide how the assets should be distributed in accordance with these Articles, and such decision shall be binding upon the directors, members and the corporation.

ARTICLE VII

The private property of the incorporators, members, directors and officers of the corporation shall be forever exempt from its debts and obligations.

ARTICLE VIII

The highest amount of indebtedness or liability, direct or contingent, to which this corporation shall be subject at any one time shall be Seven Thousand Dollars (\$7,000.00).

ARTICLE IX

The Board of Directors shall have the power to appoint such officers, agents and committees as it may deem necessary with such powers and duties as it shall authorize or prescribe.

ARTICLE X

The Articles of Incorporation of this corporation shall not be amended, supplemented or modified except by a written, affirmative vote of ninety percent (90%) of all eligible voting members. In the event any term or provision of the By-Laws may conflict with these Articles of Incorporation then these Articles of Incorporation shall govern.

ARTICLE XI

This corporation does hereby appoint C. W. Johnson, who has been a resident of the State of Arizona for the last three (3) years and whose address is 12230 Pebble Beach, Sun City, Arizona, lawful agent in and for the State of Arizona, for and on behalf of this corporation to accept and acknowledge service of, and upon whom may be served all necessary process or processes in any action, suit or proceeding that may be brought against this corporation in any of the courts of the said State of Arizona, such service of process or notice, or the acceptance thereof by said agent, endorsed thereon, to have the same effect as if served upon the President and Secretary of this corporation.

IN WITNESS WHEREOF, we hereto affix our signature this 20th day of January 1960. RET JBO

Name	Post Office Address	Residence
<u>Ralph C. Hawley</u>	<u>President</u> <u>12614</u>	<u>Pebble Beach Drive</u> <u>Sun City, Arizona</u>
<u>Gym V. Olson</u>	<u>Vice President</u> <u>Sun City</u>	<u>10866 Wynn Hills Dr. West</u>
<u>Leo Bruce Wilson</u>	<u>Sec-Treas</u>	<u>12435 Cherry Hills Dr</u> <u>Sun City Ariz.</u>

STATE OF ARIZONA

COUNTY OF MARICOPA

} ss.

On this the 20th ^{January, 1961,} day of ~~October, 1960~~, before me, the undersigned officer,
personally appeared Ralph C. Hawley,
Lynn S. Olson,
Leo Bruce Wilson,
_____,
_____, and _____,

known to me to be the persons whose names are subscribed to the within instrument and
acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Ida Anne Sandler

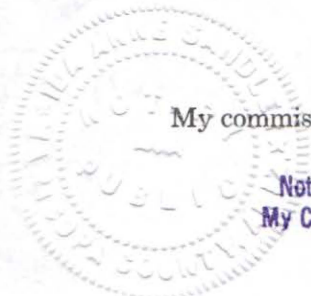
Notary Public in and for said
County and State

My commission expires:

IDA ANNE SANDLER

Notary Public; Maricopa County, Arizona

My Commission Expires November 22, 1964



12/5/1976

Sun City Town Meeting,

If Sun City is to remain a clean, orderly, lovely Adult Community and not become just another general purpose community, the residents of Sun City must have a means whereby they can, in an open, democratic manner, discuss issues and arrive at policy decisions that affect the future of Sun City.

At present there is no civic association in Sun City that is truly representative of the majority of Sun Citian's desires. The existing civic associations Articles of Incorporation and ByLaws provide that (1) membership is limited to those Sun Citian's who pay dues; (2) the control of the association rests with a Board of Directors who elect the officers from amongst the Board members; (3) new Directors are nominated by a nominating committee which is appointed by the Officers and/or Directors who control the association. This leads to perpetuation of control by persons who seek the same objectives. These Board of Directors meet, make major policy decisions, and then implement them, or in some cases, seek to sell them to the membership. Major steps are taken without prior approval of the members.

The proof of how opposite the individual wishes of the Directors are to those of the members is best illustrated by the overwhelming defeats of their proposals to incorporate Sun City. They raised this issue in 1964, in 1970/71, in 1974/75 with defeats of 2 1/2 to 1, 9 1/2 to 1 and 9 1/2 to 1.

Another example is their attempt to build an elementary school here in Sun City. The Directors of the Sun City Home Owners Association and the Sun City Taxpayers Association had petitions circulated to create a Sun City- Youngtown School District. They filed the petitions and the Marinette School District was established. They appointed a School Board and acquired land and were ready to build an elementary school in Sun City.

The Retirement Community Association of Sun City took legal action and challenged the legality and validity of the petitions. The court ruled that the petitions did not contain the required number of legal signatures and abolished the Marinette School District. This again is an illustration of a case where well-meaning persons took action on a major policy matter without prior approval of their members or of the residents of Sun City.

Wanting to build an elementary school in an Adult Retirement Community reflects the absolute in poor judgment

These associations usually have only four (4) membership meetings per year, consisting principally of reports being made by the Officers and Directors. There is always a lack of time, and discussion by members is drastically curtailed. Thus many issues are not debated or even presented.

To correct this unhealthy condition it is proposed that a Sun City Town Meeting, Inc. be created. Membership would be automatically granted to all homeowners of Sun City ~~with no~~ payment of dues. The function of the Sun City Town Meeting, Inc. would be to clearly define the present and future needs of Sun City, to present the same to the governing bodies

of the State of Arizona and Maricopa County and to support a demand for a more equitable return for our tax dollars of State and County services in areas of Health, Law Enforcement, Street Maintenance, etc. with a unified voice of over 36,000 citizens by virtue of our voting power.

The Sun City Town Meeting, Inc., would be organized by having the homeowners of each voting precinct elect 2 persons from within said precinct to serve as Delegates to the Town Meeting. Any person wanting to do so could seek election. Nomination would be by petition with 20 signatures of homeowners required on a petition.

The Delegates would elect a Chairman who would conduct meetings. The Delegates would elect the required officers; Secretary, Treasurer, Vice Chairman. They would appoint appropriate committees: ie; Public Safety, Streets, Health, Legislative Liason, etc.

A principal function of the Delegates would be to bring before the monthly Town Meeting the views, desires, proposals and complaints of the residents in said Delegate's precinct.

Town Meetings would be open to all homeowners of Sun City, with voice and vote. All Town Meetings and meetings of Delegates and Committees would be open to the press and public.

No policy, no proposal, no position could be taken by the Board of Delegates in the name of Sun City and/or the Sun City Town Meeting unless presented to and approved by vote of a Town Meeting. All such proposals would receive adequate advance news coverage prior to the Town Meeting at which they would be considered.

The Sun City Town Meeting would correct the situation where presently there are three existing Civic organizations, none of which is able to approach state and county officials and correctly state that they represent more than a partial group of Sun Citians.

NE
The Sun City Town Meeting through its Articles of Incorporation and By-Laws, would present a truly democratic organization wherein the power and control would reside with the members. This structure would prevent individuals from assuming control to gain personal importance and status. The Town Meeting's purpose would be to provide a planned development of Sun City with maximum intellectual diversity contributing and determining the needs and growth of the community, approved by the voice of all Sun Citians

In the interest of the common good, it is hoped that all three present associations would dissolve themselves and work towards this single, unified Sun City Town Meeting, Inc. to achieve the afore stated objectives. Unity can be achieved only if these groups put aside their partisan differences. This goal is desireable and can be achieved by mature people working together for the affluent, orderly growth of Sun City without desire for individual importance and prestige.

Sun City is an exceptional and unique community, the largest and finest and most comprehensive of all adult retirement communities in the world, whose residents are mature responsible adults who are capable of solving their own community problems. Therefore Sun City's plans for the present and future should not be patterned after those of any other city.

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ARTICLES OF INCORPORATION
OF
SUN CITY TOWN MEETING ASSOCIATION

KNOW ALL MEN BY THESE PRESENTS:

That we, the undersigned, have associated ourselves together for the purpose of forming a non-profit corporation, under and by virtue of the laws of the State of Arizona, and so hereby adopt the following Articles of Incorporation:

ARTICLE I

The name of this corporation shall be SUN CITY TOWN MEETING ASSOCIATION.

ARTICLE II

The principal place of business shall be Sun City, Maricopa County, Arizona.

ARTICLE III

The names, residences and post office addresses of the incorporators are as follows:

<u>Name</u>	<u>Residence and Post Office Address</u>
Elbert L. Fryberger Chairman & Director	9813 Teakwood Drive, Sun City, Arizona 85351
Nat L. Jampel Treasurer & Director	13814 - 111th Avenue Sun City, Arizona 85351

ARTICLE IV

The general nature of the business to be transacted, and the purposes for which the corporation is formed are:

(a) For the benefit of the residents of the unincorporated retirement community of Sun City, Arizona, to plan, promote and implement programs for improved public service in, but not limited to these areas; street maintenance, public safety, public health, and the general good and well-being of the community's residents.

A. To engage in a program of crime prevention by active support of appropriate law enforcement agencies and the Sun City Posse.

To take all necessary measures to protect the rights and welfare of retirees, and to maintain Sun City, Arizona, as an adult retirement community, unincorporated.

(b) The corporation shall have the following powers only for the purpose of carrying out the programs and objectives expressed in sub-paragraph (a) hereof;

(1) To receive donations, contributions, gifts, and devices or bequests of money and property, and to distribute, invest, expend, and use the same;

(2) To enter into agreements with persons, firms or corporations which shall be deemed advisable, necessary or advantageous to accomplish the purpose and objectives of this corporation as above stated, and to do and transact any and all business and things permitted to be done under the laws of the State of Arizona consistent with such purposes and objectives.

(c) Notwithstanding any other provisions of these Articles, the corporation shall not carry on any activities not permitted to be carried on by a corporation exempt from Federal Income Tax under Section 501 (C) (3) of the Internal Revenue Code of 1954 (or the corresponding provision of any future United States Internal Revenue Law).

ARTICLE V

This corporation shall have no power to issue capital stock and no dividends or pecuniary profits shall be declared or inure to any member, director, officer of the corporation, or to any private individual (except that reasonable compensation may be paid for services rendered to or for the corporation relative to one or more of its purposes) and no member, director, officer of the corporation, or any private individual shall share in the distribution of any corporate assets on dissolution of the corporation.

ARTICLE VI

The time of commencement of this corporation shall be the day the Arizona Corporation Commission files the articles of incorporation, and the termination shall be twenty-five (25) years thereafter with the privilege of renewal, as provided by law.

ARTICLE VII

No membership shall be transferable, and no assignee or transferee thereof, whether by operation of law or otherwise, shall be entitled to membership in this corporation or to any property rights or interests therein, except as shall be provided in the BYLAWS of the corporation.

ARTICLE VIII

The affairs of the corporation shall be conducted by a board of directors of not less than eleven (11) and not more than seventy (70) in number and such officers as the board of directors shall elect. The directors shall be elected by the members and shall serve until their successors are elected and qualified.

ARTICLE IX

The board of directors shall adopt bylaws for the corporation which must be approved by a majority vote of members present at a general membership meeting.

Membership meetings at which the adoption of bylaws or amendments thereto are to be presented shall be given a minimum of 15 days advance notice in the local newspapers of the community. The subjects to be presented shall be included in such public notice.

The bylaws of the corporation shall describe the qualifications for membership, the method of election of directors. The bylaws shall provide that voting rights of all members are equal, and all members shall have equal rights and responsibilities.

The board of directors shall have the power to fill vacancies in its own membership and in the offices of the corporation between elections. The board of directors may appoint an executive committee and other committees and invest such committees with any and all powers of the board of directors as may be lawfully delegated.

The board of directors shall have no power to take any action that is irrevocable unless said action is first approved by a majority of members present at a general membership meeting.

The annual meeting of the corporation shall be in the month of December.

At 9:30 A. M., Tuesday, April 12, 1977, in the Community Room of the First Federal Savings and Loan Building, 14601 North Del Webb Blvd., Sun City, Arizona, the following persons were duly and regularly elected to serve as directors and officers of the corporation until the first annual meeting of the members and

until their successors have been elected and qualified:

Elbert L. Fryberger
9813 Teakwood Drive
Sun City, Arizona 85351

Chairman and Director

Robert Chafitz
10632 Ridgeview Road
Sun City, Arizona 85351

Vice Chairman and Director

R. Patricia Grant
9955 Thunderbird Blvd.
Sun City, Arizona 85351

Secretary and Director

Nat L. Jampel
13814 - 111th Avenue
Sun City, Arizona 85351

Treasurer and Director

Clarence R. Stone
11069 Winchester Drive
Sun City, Arizona 85351

Director

William B. Goddard
13804 Whispering Lake Drive
Sun City, ARIZONA 85351

Director

Ann Scibetta
15810 - 110th Avenue
Sun City, Arizona 85351

Director

Stephen J. Myszka
10925 Hutton Drive
Sun City, Arizona 85351

Director

Harold A. Simmons
10812 Sarabande Cir.
Sun City, Arizona 85351

Director

William J. Krahling
10402 Willowcreek Cir.
Sun City, Arizona 85351

Director

Donald F. Davidson
19805 Calypso Drive
Sun City, Arizona 85351

Director

ARTICLE X

The private property of its members, directors and officers of this corporation shall be forever exempt from its corporate debts and obligations.

ARTICLE XI

The highest amount of indebtedness or liability to which the corporation may at any time subject itself shall not exceed the maximum amount then authorized by law.

ARTICLE XII

The Articles of Incorporation may be amended by the affirmative vote of a majority present at the general membership meeting. Such proposed amendments are to be given a minimum of 15 days advance notice in the local newspapers of the community.

ARTICLE XIII

In the event of dissolution of the corporation, all assets not otherwise disposed of and not subject to any trust shall be transferred as the board of directors may then decide for carrying out the purposes or similar purposes of this corporation.

ARTICLE XIV

CLARENCE R. STONE, whose address is 11069 Winchester Drive, Sun City, Arizona, 85351, and who has been a bona fide resident of the State of Arizona for more than three (3) years last past, is hereby appointed and designated Statutory Agent of the corporation for the State of Arizona, upon whom service of process may be had. This appointment may be revoked at any time by filing the appointment of another agent.

IN WITNESS WHEREOF, we have hereunto set our hands this

22 day of April, 1977.

Elbert L. Fryberger
Elbert L. Fryberger, Chairman & Director

Nat L. Jampel
Nat L. Jampel, Treasurer & Director

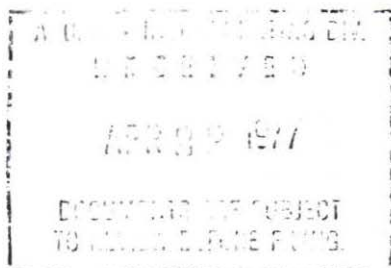
STATE OF ARIZONA)
) ss.
County of Maricopa)

On this 22 day of April, 1977, before me the undersigned officer, personally appeared Elbert L. Fryberger and Nat L. Jampel, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Mona Martensen
Notary Public

My commission expires:
My Commission Expires October 30, 1979



109710

ARIZONA CORPORATION COMMISSION
INCORPORATING DIVISION

FILED

APR 25 1977
1:30 PM
At at request of
..... Elbert L. Fryberger
Address 9813 Teakwood Dr
..... Sun City AZ 85351
By Eleanor J. Brennan
Donald E. Vance SECRETARY

DXT 1120770 511

ART INC (AR)

STATE OF ARIZONA

138189

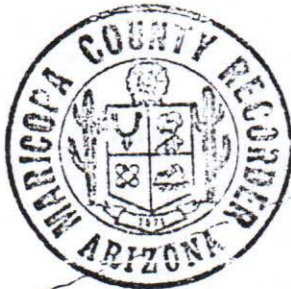
Corporation Commission



To all to Whom these Presents shall Come, Greeting:

I, GEORGE M. DEMPSEY, **SECRETARY OF THE ARIZONA CORPORATION COMMISSION,** DO HEREBY CERTIFY THAT the annexed is a true and complete copy of the ARTICLES OF INCORPORATION of THE RETIREMENT COMMUNITY ASSOCIATION OF SUN CITY

which were filed in the office of the Arizona Corporation Commission on the 16th day of June, 1975, as provided by law.



IN WITNESS WHEREOF, I HAVE HEREUNTO

SET MY HAND AND AFFIXED THE OFFICIAL SEAL OF THE ARIZONA CORPORATION COMMISSION, AT THE CAPITOL, IN THE CITY OF PHOENIX, THIS 16th DAY OF June, A. D. 1975

George M. Dempsey
BY George M. Dempsey SECRETARY.

ASSISTANT SECRETARY

*Sun City Town Meeting
Association ①*

ARTICLES OF INCORPORATION
OF
SUN CITY TOWN MEETING ASSOCIATION

KNOW ALL MEN BY THESE PRESENTS:

That we, the undersigned, have associated ourselves together for the purpose of forming a non-profit corporation, under and by virtue of the laws of the State of Arizona, and so hereby adopt the following Articles of Incorporation:

ARTICLE I

The name of this corporation shall be SUN CITY TOWN MEETING ASSOCIATION.

ARTICLE II

The principal place of business shall be Sun City, Maricopa County, Arizona.

ARTICLE III

The names, residences and post office addresses of the incorporators are as follows:

<u>Name</u>	<u>Residence and Post Office Address</u>
Elbert L. Fryberger Chairman & Director	9813 Teakwood Drive, Sun City, Arizona 85351
Nat L. Jampel Treasurer & Director	13814 - 111th Avenue Sun City, Arizona 85351

ARTICLE IV

The general nature of the business to be transacted, and the purposes for which the corporation is formed are:

(a) For the benefit of the residents of the unincorporated retirement community of Sun City, Arizona, to plan, promote and implement programs for improved public service in, but not limited to these areas; street maintenance, public safety, public health, and the general good and well-being of the community's residents.

To engage in a program of crime prevention by active support of appropriate law enforcement agencies and the Sun City Posse.

To take all necessary measures to protect the rights and welfare of retirees, and to maintain Sun City, Arizona, as an adult retirement community, unincorporated.

(b) The corporation shall have the following powers only for the purpose of carrying out the programs and objectives expressed in sub-paragraph (a) hereof;

(1) To receive donations, contributions, gifts, and devices or bequests of money and property, and to distribute, invest, expend, and use the same;

(2) To enter into agreements with persons, firms or corporations which shall be deemed advisable, necessary or advantageous to accomplish the purpose and objectives of this corporation as above stated, and to do and transact any and all business and things permitted to be done under the laws of the State of Arizona consistent with such purposes and objectives.

(c) Notwithstanding any other provisions of these Articles, the corporation shall not carry on any activities not permitted to be carried on by a corporation exempt from Federal Income Tax under Section 501 (C) (3) of the Internal Revenue Code of 1954 (or the corresponding provision of any future United States Internal Revenue Law).

ARTICLE V

This corporation shall have no power to issue capital stock and no dividends or pecuniary profits shall be declared or inure to any member, director, officer of the corporation, or to any private individual (except that reasonable compensation may be paid for services rendered to or for the corporation relative to one or more of its purposes) and no member, director, officer of the corporation, or any private individual shall share in the distribution of any corporate assets on dissolution of the corporation.

ARTICLE VI

The time of commencement of this corporation shall be the day the Arizona Corporation Commission files the articles of incorporation ~~and the termination~~, and the termination shall be twenty-five (25) years thereafter with the privilege of renewal, as provided by law.

ARTICLE VII

No membership shall be transferable, and no assignee or transferee thereof, whether by operation of law or otherwise, shall be entitled to membership in this corporation or to any property rights or interests therein, except as shall be provided in the BYLAWS of the corporation.

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Robert Chafitz
10632 Ridgeview Road
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Vice Chairman and Director

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9955 Thunderbird Blvd.
Sun City, Arizona 85351

Secretary and Director

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Treasurer and Director

Clarence R. Stone
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Sun City, Arizona 85351

Director

William B. Goddard
13804 Whispering Lake Drive
Sun City, Arizona 85351

Director

Ann Scibetta
15810 - 110th Avenue
Sun City, Arizona 85351

Director

Stephen J. Myszka
10925 Hutton Drive
Sun City, Arizona 85351

Director

Harold A. Simmons
10812 Sarabande Cir.
Sun City, Arizona 85351

Director

William J. Krahling
10402 Willowcreek Cir.
Sun City, Arizona 85351

Director

Donald F. Davidson
19805 Calypso Drive
Sun City, Arizona 85351

Director

ARTICLE X

The private property of its members, directors and officers of this corporation shall be forever exempt from its corporate debts and obligations.

ARTICLE XI

The highest amount of indebtedness or liability to which the corporation may at any time subject itself shall not exceed the maximum amount then authorized by law.

On this 22 day of April, 1977, before me the undersigned officer, personally appeared Elbert L. Fryberger and Nat L. Jampel, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Mona Martenson
Notary Public

My commission expires:
My Commission Expires October 30, 1979

A. C. C. - INCORPORATING DIV.

RECEIVED

APR 22 1977

DOCUMENTS ARE SUBJECT
TO REVIEW BEFORE FILING.

109710

ARIZONA CORPORATION COMMISSION
INCORPORATING DIVISION

FILED

APR 25 1977

1:30 PM

At at request of

Elbert L. Fryberger

Address 9813 Teakwood Dr

Sun City AZ 85351

By Eleanor J. Brennan

Donald E. Vance

SECRETARY

SUN CITY, ARIZONASouth Golf CourseLocation: 103rd Avenue between Snead Drive and Pinehurst DriveAcreage: 201.212 acresDescription: Eighteen hole golf course measuring 6,944 yards with a pro shop, putting green and practice tee.History: This course was opened in December, 1962.

Zoning, Evaluation, Current Status and Future Plans: Golf Course - Residence 1, Density 6 (R-1, D-6). Low restrictive value. No lot less than 6,000 sq. ft. for each dwelling unit. Pro Shop - Commercial 2 (C-2). Medium restrictive value. Obtained for sales, service and amusement uses. The Maricopa County Fair Market Value, Assessed Valuation, and Taxes for the years indicated are as follows:

	<u>FMV</u>	<u>Assessed</u>	<u>Taxes</u>
1972	\$ 682,875	\$ 170,715	\$ 12,979
1973	746,535	184,025	12,514
1974	681,135	183,785	15,989
1975	956,188	258,170	19,647

Principals: Del E. Webb Development Co. - Owner and OperatorDate Acquired: December, 1962Purchase Price: \$779,964 (original)Book Value: All golf course real property has been placed in trust pending further transfer to the Recreation Centers of Sun City, Inc.

Insurance: Policy #MXP-2885777 Building - Maint. Yard \$57,000
 Building - Course 40,000

Real Estate Taxes: See above.

SUN CITY, ARIZONALakes West Golf Course

Location: Talisman Road between Tropicana Circle and Prairie Hills Circle

Acreage: 142.0 acres

Description: Eighteen hole golf course measuring 6,310 yards with pro shop, putting green, and practice tee.

History: Course opened in January, 1969.

Zoning, Evaluation, Current Status, and Future Plans: Golf Course - Rural, Density 43 (R-43). Lowest restrictive value. No less than 43,560 sq. ft. for each dwelling unit. Pro Shop - Commercial 2 (C-2). Medium restrictive value. Obtained for sales, service and amusement uses. The Maricopa County Fair Market Value, Assessed Valuation and Taxes for the years indicated are as follows:

	<u>FMV</u>	<u>Assessed</u>	<u>Taxes</u>
1972	\$ 562,760	\$ 140,690	\$ 7,756
1973	591,653	147,910	9,713
1974	722,562	180,350	15,306
1975	775,594	209,410	15,416

Principals: Del E. Webb Development Co. - Owner and Operator.

Date Acquired: January, 1969

Purchase Price: \$1,025,659 (original)

Book Value: All golf course real property has been placed in trust pending further transfer to the Recreation Centers of Sun City, Inc.

Insurance: Policy #MXP-2885777

Bldg. - Maint. Yard	\$34,000
Bldg. - Course	118,000

Real Estate Taxes: See above.

SUN CITY, ARIZONALakes East Golf CourseLocation: Talisman Road east of Lakes West Golf CourseAcreage: 59.8 acresDescription: Eighteen holes, 3,500 yard executive course.History: Course was opened October, 1970

Zoning, Evaluation, Current Status and Future Plans: Rural Density 43 (R-43). Lowest restrictive value. No less than 43,560 sq. ft. for each dwelling unit. Shares pro shop with Lakes West Golf Course. The Maricopa County Fair Market, Assessed Valuation, and Taxes for the years indicated are as follows:

	<u>FMV</u>	<u>Assessed</u>	<u>Taxes</u>
1972	\$ 243,800	\$ 60,950	\$ 4,383
1973	249,893	62,475	4,129
1974	335,020	74,445	6,330
1975	335,020	90,455	6,663

Principals: Del E. Webb Development Co. - Owner and OperatorDate Acquired: October, 1970Purchase Price: \$567,981 (original)Book Value: All golf course real property has been placed in trust pending further transfer to the Recreation Centers of Sun City, Inc.Insurance: Policy #MXP-2885777 Buildings shared with Lakes WestReal Estate Taxes: See above.

SUN CITY, ARIZONAWillowcreek Golf Course

Location: 10600 Boswell Blvd.

Acreage: 153.28 acres

Description: Eighteen hole golf course measuring 6,505 yards. Shares a pro shop, putting green, and practice tee with Willowbrook Golf Course.

History: Opened in December, 1973.

Zoning, Evaluation, Current Status, and Future Plans: Golf Course - Residence 1, Density 6 (R-1, D-6). Low restrictive value. No lot less than 6,000 sq. ft. for each dwelling unit. Pro Shop - Commercial 2 (C-2). Medium restrictive value. Obtained for sales, service, and amusement uses. The Maricopa County Fair Market Value, Assessed Valuation, and Taxes for the year indicated are as follows:

	<u>FMV</u>	<u>Assessed</u>	<u>Taxes</u>
1974	\$1,050,230	\$ 232,690	\$19,469
1975	722,066	194,962	14,921

Principals: Del E. Webb Development Co. - Owner and Operator

Date Acquired: December, 1973

Purchase Price: \$3,224,966 (Willowcreek and Willowbrook Golf Courses)

Book Value: All golf course real property has been placed in trust pending further transfer to the Recreation Centers of Sun City, Inc.

Insurance: Policy #MXP-2885777 Bldg. - Maint. Yard \$100,000
Bldg. - Course 362,000

Financing or Long-Term Debt: Used as collateral under revolving credit agreement.

Real Estate Taxes: See above.

SUN CITY, ARIZONARiverview Golf CourseLocation: Del Webb Blvd., south of Bell RoadAcreage: 153.38 acres.Description: 18-hole golf course measuring 6,615 yards with pro shop, putting green, and practice tee.History: Course opened in September, 1972.

Zoning, Evaluation, Current Status, and Future Plans: Golf Course - Rural, Density 43 (R-43). Lowest restrictive value. No less than 43,560 sq. ft. for each dwelling unit. Pro Shop - Commercial 2 (C-2). Medium restrictive value. Obtained for sales, service and amusement. The Maricopa County Fair Market Value, Assessed Valuation, and Taxes for the years indicated are as follows:

	<u>FMV</u>	<u>Assessed</u>	<u>Taxes</u>
1973	\$ 336,786	\$ 84,197	\$ 5,502
1974	635,200	171,515	14,952
1975	689,220	180,260	13,794

Principals: Del E. Webb Development Co. - Owner and OperatorDate Acquired: September, 1962Purchase Price: \$1,664,319 (original)Book Value: All golf course real property has been placed in trust pending further transfer to the Recreation Centers of Sun City, Inc.

Insurance: Policy #MSP-2885777 Building - \$125,000
 Building - Maint. Yd. 57,000

Financing or Long-Term Debt: Used as collateral under revolving credit agreement.Term of Lease and Rent Obligation: Not applicable.Real Estate Taxes: See above.

SUN CITY, ARIZONANorth Golf Course

Location: 107th Avenue and Oakmont Drive

Acreage: 152.750 acres

Description: Eighteen hole golf course measuring 6,476 yards with a pro shop, putting green, and practice tee.

History: The first nine holes, pro shop, putting green and practice tee were opened January, 1960. The second nine holes were opened in August, 1960.

Zoning, Evaluation, Current Status and Future Plans: Golf Course - Residence 1, Density 6 (R-1, D-6). Low restrictive value. No lot less than 6,000 sq. ft. for each dwelling unit. Pro Shop - Commercial 2 (C-2). Medium restrictive value. Obtained for sales, service and amusement uses. The Maricopa County Fair Market Value, Assessed Valuation, and Taxes for the years indicated are as follows:

	<u>FMV</u>	<u>Assessed</u>	<u>Taxes</u>
1972	\$ 526,455	\$ 131,615	\$ 9,990
1973	544,059	136,010	9,249
1974	924,639	193,939	18,823
1975	734,906	198,420	15,100

Principals: Del E. Webb Development Co. - Owner and Operator

Date Acquired: January, 1960

Purchase Price: \$615,937 (original)

Book Value: All golf course real property has been placed in trust pending further transfer to the Recreation Centers of Sun City, Inc.

Insurance: Policy #MXP-2885777 Building - \$57,000

Real Estate Taxes: See above

INTER-OFFICE MEMORANDUM

*Put It In
Writing*

DEL E. WEBB DEVELOPMENT CO.

Date September 26, 1972To Meeker/Childress From ChapmanSubject WAC:92 Approximate Acreage of Various Recreation Centerscc: Bulkeley
Svendsen
Shahan ✓

In answer to several requests, the following information is the approximate acreage of the various Recreation Centers.

Mountain View (Town Hall South)	Approximately	7.561 acres
------------------------------------	---------------	-------------

Fairway (Town Hall Center)	"	4.766 "
-------------------------------	---	---------

Oakmont (Town Hall North)	"	2.45 "
------------------------------	---	--------

Lakeview Recreation Center	"	15.46 "
----------------------------	---	---------

Lakeview Lanes	"	3.648 "
----------------	---	---------

Sundial Recreation Center	"	<u>10.618</u> "
---------------------------	---	-----------------

Total

Approximately	44.503 Acres
	- 3.648 Lakeview Lanes
	- 3.910 5 Electric Bldgs.

WAC:ew

44.503 acres
- 3.648 Lakeview Lanes
40.855

W. CHAPMAN

SEP 26 1972

36.885

May 11, 1962

INTER-OFFICE MEMORANDUM

*Put It In
Writing*

DEL L. WEBB DEVELOPMENT CO.

Date May 11, 1972To All Department Heads From ChapmanSubject WAC:33 Sun City Community Association Name Change

cc: Meeker
Childress
Middleton - Phx

This is to advise you that at the Quarterly Meeting of the Sun City Community Association on Monday, May 8, 1972, at 1:30 p.m., Town Hall South Auditorium, the Membership adopted a proposed amendment to the Articles of Incorporation changing the Corporate Name from the Sun City Community Association to Recreation Centers of Sun City, Inc. The new name became effective immediately.

This means that all items such as facilities, agreements, advertising, literature, records, etc. should carry the new name in the future or provisions made for the change.

Don Middleton states that wherever possible for the balance of the year, we should identify both names as follows:

Recreation Centers of Sun City, Inc., formerly Sun City Community Association

WAC/jd

W. CHAPMAN
MAY 11 1972

TO THE HOME OWNERS OF SUN CITY

In January 1961 the Community Center area at Oakmont Drive and 107th Ave., valued at about \$250,000., was transferred by Del E. Webb Development Co. to Sun City Civic Association, Inc. The ownership of this property thus became a part of the ownership of the houses and apartments that the people own in New Life Unit #1 and in Sun City #1, subdivisions of Sun City.

In other words each owner took possession through membership in its Corporation of additional property that they originally bought and paid for. That was the understanding at the time each person purchased a home, namely, Del Webb Company promised that at some future date, the Company would turn over to a Corporation, membership in which is available to home owners, certain grounds and buildings in the Community Center.

When Webb Company set the prices on the houses and apartments, the cost of the Center must have been taken into consideration and the price established for the respective homes included a proportional part of the cost of the project.

In view of this, owners are obligated for an equal share of the cost of operating and maintaining the Center, just as each property owner in any town or city is required to pay taxes to maintain the community.

Every person who purchased a home must have been impressed with the Center and no doubt was influenced in buying, by its existence. These fine facilities must be maintained in first class condition, since, if allowed to deteriorate, the value of our homes will be lowered.

Each individual should pay his or her share as a home owner rather than just as a user, since the Center provides such broad privileges that there will be times when each of us will have occasion to use them.

In view of the foregoing facts, your Board of Directors, who have the responsibility of managing the Center, will assess the cost of maintaining the property proportionately against each house and apartment within our area. The property remains here, but people move.

Our Articles of Incorporation state that each resident home owner may become a member. Non-resident home owners may become non-voting members.

The Board of Directors is now enrolling members as soon as they pay their share of the estimated maintenance costs. An Honor Roll listing the members names will be prepared, kept up to date and be posted in a prominent place, thus indicating the citizens who have met their responsibilities of ownership.

The estimated maintenance cost for the year 1961 assessed by the Board of Directors is \$40.00 per house or apartment and is now payable at our office in the Center. Prompt payment of this obligation will be appreciated as it saves the expenses of personal solicitation and billing of the home owners.

The amount of this assessment is in line with the figures used in the Community Activities Agreement, signing of which is now required of all purchasers in the Webb Company's new Subdivision, south of our area.

If all our home owners pay the 1961 assessment, the total may exceed the budget for estimated maintenance costs and any surplus will be credited proportionately on each home owners 1962 assessment.

Those home owners who have paid Webb Company for his co-called activity dues for 1961 will receive corresponding credit toward Sun City Civic Association, Inc., 1961 assessment.

The Board of Directors, Sun City Civic Association,
Inc.

Ralph C. Hawley
By Ralph C. Hawley, President

February 11, 1961

SUN CITY COMMUNITY ASSOCIATION - CHARTERED CLUB LIST

1961-2

A. A. R. P.

James B. Bridgeman
933-6200

Agriculture Club

J. Warren Fulton
933-4841

Art Club

Ronald C. West
933-7450

BRIDGE CLUBS

Sun Valley Duplicate (Mon.)

Mr. H.A. Poley
933-5898

Duplicate (Tues. Eve.)

Mrs. Chas. Nearman
933-1998

Goren Bridge (Tues. Eve.)

James Barker
933-2467

Wed. Afternoon Bridge

Mrs. Esther Kelley
11844 Cherry Hills Dr.

Duplicate - Ladies (Thurs.)

Mrs. Frances Goodale
933-5674

Thursday Bridge

Col. Robt. Stegmaier
933-6424

Pioneer Bridge Club

Mrs. Floy Freihofer
933-4401

Ladies Friday Bridge

Betty Clabes
933-2837

Three-Round Bridge

Mr. & Mrs. Oril Baack
933-4385

Bridge-Ettes Club

Belle R. Pugh
933-3014

Camera Club (South)

Mr. F.G. Fisler
933-2943

Camera Club (North)

Bernard N. Rosene
933-1309

Canasta Club

Mrs. Marg. Van Epps
933-2287

Ceramic Club (South)

Mrs. Freida Hennessey
933-7341

Ceramic Club (North)

Mrs. Marie Ray
933-2984

CHORUSES

Sun City Male Chorus

Carlyle Boynton
933-4723

Women's Chorus

Mrs. Helen Myers
933-6284

China Painting

Mrs. Gladys West
933-7450

Coin Club

Col. John Tabasco
933-3235

Community Ballroom Dancers

Rogers Eastman
933-7626

Continental Dance Club

F. Lyle Gibbon
933-6108

Dance Club

Leland Teal
933-2708

Empire State Social Club

Chas. E. Rhodes
933-5967

Euchre Club

O.N. Johnson
933-8463

Federated Women's Club

Mrs. C.M. Crawford
933-4349

Friends of the Library

Harry S. Carr
933-5232

Dutch Treat Club

Pearl B. Mann
933-3466

"500" CLUB

Edward E. DeJarlais
933-3236

Girl's Ranch Auxiliary

Dorothy E. Jones
933-5889

Gourmet Barbeque Society

Leo C. Damm
933-3557

Gymnastics - Rhythm (Thc)

Mrs. Helen Guggenheim
933-6565

Gymnastics - Rhythm (Thn)

Mrs. Jo Louvier
933-5976

Hand Bell Ringers

Mrs. Kathleen Austin
933-2578

Homemaker's Club

Mrs. Pauline Grossman
933-5693

Kaffee Klatch (North)

Mrs. Thelma Schantz
933-8685

Knitting Club

Mrs. Louise Rolick
933-8440

Lapidary Club (South)

Jack Beemster
933-2853

Lapidary Club (North)

Dale R. Pollock
933-3838

Lawn Bowling Club (South)

Seward Owen
933-4908

Lawn Bowls Club (North)

Floyd H. Lyne
12214 - 105th Ave.

Leathercraft

Clifford Loeblein
933-6583

Men's Club

Gordon Evans
933-4593

Mosaic's Club (South)

Mrs. Phern S. Brown
933-5007

Mosaic's Club (North)

Mrs. Ida Mae Schwartz
933-0919

Needlecraft Club (North)

Mrs. Kay Ewan
933-5932

Organ Club

Richard M. Shreve
933-6400

Pinochle Club (Saturday)

Emmett Williams
933-3885

Pinochle Club (Tuesday)

Mrs. Hazel Schwessinger
933-2495

Puppet Club

Mrs. Margaret Nygren
933-1739

Rock Hound Club

Al Houle
933-4753

Rod & Gun Club

Lloyd Wheadon
933-4277

Rose & Garden Club

Herb Gillis
933-4529

Round Dance Club

Lewis E. Offerman
933-1418

Rhythm Ramblers

W. Fred Blechschmidt
933-6278

Republican Club

Duncan P. Lowe
933-3880

Senior Women's League

Mrs. Dolores Adams
933-4409

Shuffleboard Club (North)

John Kaind
933-6145

Shuffleboard League (South)

John B. Hopp
933-5497

Silvercraft Club

Charles Nearman
933-1998

Square Club

Clarence D. Berry
933-5094

Stitch & Knit

Mrs. Helen Nail
933-4956

Sun City Players

J. George Bender
933-4510

Sun City '61 Club

Norman Siegman
933-4273

Sun City Stars

Mrs. Ben D. Rhodes
933-3976

Sun-Grams Club

Mrs. Glenn R. Miler
933-2524

Swim Club (South)

Henry Krautter
933-3751

Swim Club (North)

Arthur McDonnell
933-2962

Tops

Mrs. Lucille Anderson
933-3748

Travel Trailer Club

Charles Jackson
933-5208

Sun City Sun Dancers

Wendell Noell
933-2634

Variety Club

Earl J. Corder
933-1859

Woodworking Club

Ken Marion
933-7539

Whist Club

Ehrman Reynolds
933-7444

Windsor Belles

Mrs. Fern Kinton
933-4046

Women's Golf - North Div.

Mrs. Lida I. Hale
933-5364

Women's Golf - South Div.

Mrs. Anne M. Stewart
933-1758

SUPPLEMENT TO SUN CITY CLUBS (North)

Federated Woman's Club

President: Dorothy Crawford -- 933-4349

Requirements for membership: Must be sponsored by two members, and have a Sun City Community Facilities Card.

Cost of membership: \$3.00 a year.

Activities available: Program each month; Social Hour with refreshments following each meeting. Luncheons and card parties during the year with proceeds going to Civic Projects.

Meetings: Third Monday of each month at 1:00 P.M., September through May, at Town Hall North.

Gourmet Barbeque Society

President: Leo C. Damm -- 933-3557

Requirements for membership: Sun City Community Facilities Card.

Cost of membership: None

Activities available: Barbecue Buffet dinners, after which cards are enjoyed.

Meetings: 2nd and 4th Saturday of each month at 5:30 P.M. Town Hall North.

Gymnastics-Rhythm (THN)

President: Mrs. Jo Louvier -- 933-5976

Requirements for membership: Sun City Community Facilities Card.

Cost of membership: \$1.00 per year.

Activities available: Gym and dance routines.

Meetings: Each Tuesday morning from 9:00 A.M. to 10:30 A.M. at Town Hall North.

Koffee Klatch

President: Thelma Schantz -- 933-8685

Requirements for membership: Sun City Community Facilities Card.

Cost of membership: 25¢ per month.

Activities available: Fellowship.

Meetings: 2nd Monday of each month, September through May, at Town Hall North.

Mosaics Club (North)

President: Ida Mae Schwartz -- 933-0919

Requirements for membership: Sun City Community Facilities Card.

Cost of membership: \$1.00 per year.

Activities available: Art of Mosaics, (all phases). Social interest.

Meetings: Every Tuesday morning from 9:00 to 12:00 A.M., in the Arts & Crafts Room of Town Hall North.

Needlecraft Club (North)

President: Kay Ewan -- 933-5932

Requirements for membership: A desire to sew or do needlework, and a Sun City Community Facilities Card.

Cost of membership: \$1.00 per year.

Activities available: Assistance in sewing, knitting, etc., with sewing machine and cutting tables available.

Meetings: Every Thursday morning from 9:00 to 12:00, in Room S at Town Hall North.

Sun City Stars

President: Mrs. Ben D. Rhodes -- 933-3976

Requirements for membership: Must be an Eastern Star in good standing, or the wife of a Master Mason contemplating joining the Order, and a Sun City Community Facilities Card.

Cost of membership: \$1.00 registration dues, plus 50¢ per year.

Activities available: Sociability, making new friends and playing Whist. They support the Sun City Community Fund and Sunshine organization.

Meetings: 3rd Thursday of each month from 2:00 to 4:00 P.M. at Town Hall North Auditorium.

Women's Golf - North Div.

President: Mrs. Lida I. Hale -- 933-5364

Requirements for membership: Sun City Community Facilities Card

Cost of membership: \$5.00 per year.

Activities available: Golf, competition and tournaments.

Meetings: Town Hall North

SUPPLEMENT TO SUN CITY CLUBS (Center)

Art Club

President: Mr. Ronald C. West -- 933-7450

Requirements for membership: Sun City Community Facilities Card.

Cost of membership: \$1.00 annual dues.

Activities available: Lessons available for \$10 for the course. Painting with oils or water colors on canvass or paper. Demonstrations of various types of art work. Bus trips occasionally to visit various art studios.

Meetings: 2nd Tuesday of each month at the Town Hall Center.

China Painting

President: Mrs. Gladys West -- 933-7450

Requirements for membership: Enrollment in class lessons at \$2.00 per lesson.
Sun City Community Facilities Card.

Cost of membership: \$1.00 annual dues.

Activities available: China painting.

Meetings: 1st Thursday of each month at the Town Hall Center.

Girl's Ranch Auxiliary

President: Dorothy Ellen Jones -- 933-5889

Requirements for membership: Sun City Community Facilities Card.

Cost of membership: \$1.00 per year.

Activities available: Providing an opportunity for Sun Citians to assist in furthering the work of Girl's Ranch, Inc.

Meetings: Second Wednesday of each month at 9:30, Town Hall Center.

Homemaker's Club

President: Mrs. Pauline M. Grossman -- 933-5693

Requirements for membership: Sun City Community Facilities Card.

Cost of membership: \$1.00 a year.

Activities available: Various phases of homemaking such as sewing, cooking, baking bread, making drapes, dress-making, tailoring.

Meetings: 4th Tuesday of each month at 2:00 P.M., Town Hall Center

SUPPLEMENT TO SUN CITY CLUBS (Center)

Rod & Gun Club

President: Lloyd Wheadon -- 933-4277

Requirements for membership: Expressed interest in out-door activities, and a Sun City Community Facilities Card.

Cost of membership: \$5.00 per year, \$3.00 of which goes to affiliation with Arizona Wildlife Federation which includes a year's subscription to AWF Sportsman newspaper.

Activities available: Planned activities such as group fishing, duck hunting, javelina hunting, archery, trap shooting, varmint calling activities; also planned picnic outings, etc. Speakers.

Meetings: Every third Monday at 9:30 A.M. in Room B-1 at Town Hall Center

Travel Trailer Club

President: Charles Jackson -- 933-5208

Requirements for membership: Community car, trailer or boat. Sun City Community Facilities Card.

Cost of membership: \$5.00 initiation, \$3.00 key deposit, \$2.00 annual dues.

Activities available: Potluck monthly. Entertainment monthly. Caravans each month except June, July and August. Cookouts. Free Storage of trailers and boats in compound.

Meetings: 4th Monday at 6:00 P.M. at Town Hall Center.

Woodworking Club

President: Kenneth O. Marion -- 933-7539

Requirements for membership: Sun City Community Facilities Card.

Cost of membership: \$1.00 per year.

Activities available: Woodworking of all types.

Meetings: Third Saturday of each month at Town Hall Center.

SUPPLEMENT TO SUN CITY CLUBS (South)

Continental Dance Club

President: Lyle Gibbon -- 933-6108

Requirements for membership: Interest in Latin-American Dancing. Sun City Community Facilities Card.

Cost of membership: \$1.00 per person (\$2.00 per couple).

Activities available: Dances on 2nd and 4th Wednesdays of each month throughout the year.

Meetings: Town Hall South - 8:30 to 10:00 P.M.

Shuffleboard League (South)

President: John B. Hopp -- 933-5497

Requirements for membership: Sun City Community Facilities Card.

Cost of membership: \$1.00 per year.

Activities available: Provides entertainment, good fellowship, and sportsmanship to Sun Citizens. Competition play each Tuesday & Thursday, and city wide Shuffleboard tournament once each year.

Meetings: Town Hall South - 1st Tuesday of each month.

Swim Club (South)

President: Henry Krautter -- 922-3751

Requirements for membership: Sun City Community Facilities Card.

Cost of membership: \$1.00 annual dues.

Activities available: Parties and swimming activities.

Meetings: Town Hall South.
