

Resolution of the Board of Directors of Summerfield Unit 6 Homeowners Association Relating to the Patio/Balcony Policy

The Board of Directors ("Board") of Summerfield Unit 6 Homeowners Association, Inc. ("Association"), having duly noticed and convened a meeting of the Board in accordance with relevant Arizona statute and with its Covenants, Conditions and Restrictions (CC&Rs), hereby adopts the following resolution by a majority vote:

WHEREAS, Article 4 of the CC&Rs vests governance of the Association with its Board and empowers the Board to adopt rules and regulations for the governance of the Association and the application and enforcement of its operative documents, including the CC&Rs;

WHEREAS, circumstances have arisen that indicate to the Board that the interests of the Association are best served by instituting a written Patio/Balcony Policy to assist the Board in applying the provisions of Article 4 of the CC&Rs:

WHEREAS, having duly deliberated on and investigated the merits of the proper definition of commercial vehicles, and after having consulted with counsel on this issue and having given due consideration to the advise of counsel on this matter, the Board adopts the following Resolution to be inserted in the minute book of the corporation:

IT IS HEREBY RESOLVED:

The Board resolves that the following Patio/Balcony Policy has been established to support the application of Article 4, of the CC&Rs:

Patio/Balcony Policy

Patios and balconies must be kept organized and free of weeds, construction materials, clutter, debris and garbage. Objects on patios may not exceed wall height. Objects may not be attached to the exterior of the building, walls, gates or doors acrylic and or wood trellises are not permitted on any of the second story balcony railings. Security window guards are not permitted..

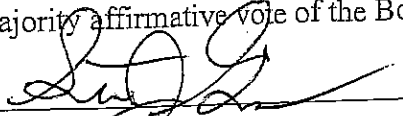
Balcony furniture must match, and be intended for outdoor use. Balcony furniture must be permanent and not consist of folding or other temporary furniture. Patio vegetation may not grow on buildings, gates, walls, or doors, trees, or bushes. May not protrude over the patio walls and must be kept trimmed as to avoid contact with the building and windows.

The board, consistent with Scottsdale City code, prohibits the use of open flames/fire, gas grills, or charcoal grills within 10 feet from the community structures, which includes but is not limited to, walls, buildings, and dwellings and prohibits the use of same on second story balconies or stairs.


This **Patio/Balcony Policy** is adopted in accordance with Arizona's Planned Communities Act, Arizona Revised Statutes §§33-1801 through 33-1807 and the provisions of the CC&Rs and Project Documents, as currently in force and effect.

As of the date below, and until such time as the Board rescinds this Resolution or Amends this Resolution in accordance with the provisions governing such rescission or amendment in the CC&Rs, this Policy will be deemed part of the Association Rules and any letters or monetary penalties imposed will be pursuant to the Rules and Regulations, CC&Rs Violations, and Enforcement Policy. This Resolution is subject to amendment or modification at any time by majority vote of the Board, and all Members of the Association are charged with having knowledge of this Resolution.

THIS RESOLUTION was adopted on June 21, 2007 after full deliberation and a majority affirmative vote of the Board.



President



Secretary

Summerfield Unit 6 Homeowners Association