

**RESOLUTION
PAINT AND PARKING VIOLATIONS**

ROGERS RANCH UNIT 2 HOMEOWNERS ASSOCIATION

WHEREAS, the undersigned constituting a majority of the members of the Board of Directors of the Rogers Ranch Unit 2 Homeowners Association (the "Association"), an Arizona nonprofit corporation, hereby takes the following action at a duly held Board of Directors' Meeting on January 21, 2020 and, reflected in the meeting minutes;

WHEREAS, the Association is governed by a Declaration of Covenants, Conditions, Restrictions, and Easements recorded at Instrument No. 2004-0074235, official records of Maricopa County, Arizona, (the "Declaration");

WHEREAS, all Lots within the Association are governed by the Declaration;

WHEREAS, Article 4 of the Declaration sets forth the Association's Design Control which includes its authority over exterior paint (the "Paint Restrictions");

WHEREAS, Article 5 of the Declaration sets forth vehicle and parking restrictions (the "Parking Restrictions");

WHEREAS, pursuant to Article 10, Section 10.1 of the Declaration and Arizona Revised Statute Section 33-1803(B), after notice and an opportunity to be heard, the Board of Directors may impose reasonable monetary penalties on Owners for violations of the Declaration, and the Rules and Regulations;

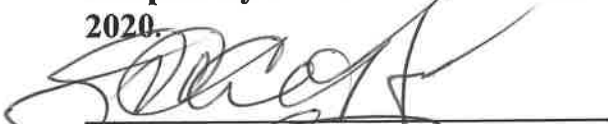
WHEREAS, Article 6, Section 6.3 of the Declaration sets forth that by a majority vote of the Board, the Association may, from time to time adopt, amend and repeal Rules and Regulations;

WHEREAS, the Association has determined that its current Fine Policy is ineffective and desires to set forth a schedule of monetary penalties and enforcement action for violations of Paint Restrictions and Parking Restrictions that will create a sufficient economic disincentive for violations;

NOW, THEREFORE, based on the power authorized to the Board of Directors, the Board of Directors hereby adopts this Resolution with the following fine and enforcement policy for violations of the Paint Restrictions and Parking Restrictions. The provisions below are now part of the Association's Rules:

1. In accordance with Arizona Revised Statute, the Association may levy up to a \$200.00 fine against an Owner for the Owner's first violation of the Paint Restrictions. Up to a \$300.00 fine may be levied for an Owner's second violation within a 12 month time period. Up to a \$500.00 fine may be levied for all subsequent violations within a 12 month time period.
2. In accordance with Arizona Revised Statute, the Association may levy up to a \$200.00 fine against an Owner for the Owner's first violation of the Parking Restrictions. Up to a \$250.00 fine may be levied for an Owner's second violation within a 12 month time period. Up to a \$300.00 fine may be levied for all subsequent violations within a 12 month time period.
3. Notwithstanding the foregoing, depending on the specific nature and circumstances of the violation, the Board of Directors reserves the right to deviate from this fine and enforcement policy. The Board of Directors further reserves the right to refer the matter to the Association's legal counsel at any time for enforcement action.


Adopted by the Board of Directors in a Board meeting this 21st day of January, 2020.



Director



Director



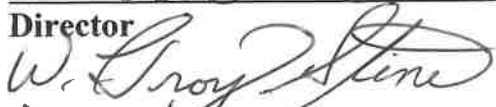

Director



Director



Director


Director

Carol A. Caraton.