

When Recorded, Return to:

**Vision Community Management
16625 S. Desert Foothills Pkwy.
Phoenix, AZ 85048**

Attn: Regis Salazar

**SHADOW MOUNTAIN VILLAS
CONDOMINIUM ASSOCIATION OF PHOENIX
RESOLUTION OF THE BOARD OF DIRECTORS
CONCERNING
INSURANCE COVERAGE**

AUTHORITY

WHEREAS, the Association is governed by the Declaration of Condominium and of Covenants, Conditions and Restrictions for Shadow Mountain Villas Condominium, recorded on February 8, 2006, in recording number 2006-0181307, official records of the Maricopa County Recorder's Office ("Declaration"), any amendments thereto, the Bylaws (as amended), the Articles of Incorporation, and any rules and regulations adopted by the Board of Directors ("Board"). These documents are collectively referred to herein as the ("Governing Documents");

WHEREAS, all units ("Units") within the Association are governed by the Governing Documents as well as the Arizona Condominium Act [A.R.S. § 33-1201 *et. seq.*];

WHEREAS, Article 3, Section 3.2 of the Declaration and Article 3, Section 3.11(B)(ii) of the Bylaws authorize the Board to adopt and amend reasonable Rules and Regulations to regulate the use of and occupancy of the Units and the Common Elements;

WHEREAS, Section 8 of the Declaration provides that the Association is responsible to obtain and maintain insurance for the buildings, including the Common Elements and Units, exclusive of Improvements and betterments which were not part of the original construction;

WHEREAS, the Declaration does not require the Association to provide or maintain insurance covering the loss of Owners' personal property or damage to the interior of the Units;

WHEREAS, Article 8, Section 8.2 of the Declaration suggests that all Owners procure and maintain insurance adequate enough to cover all personal items and all portions of the Unit and any items for which the Association is not providing insurance coverage;

WHEREAS, Article 3, Section 3.11(x) of the Bylaws and Article 6, Section 6.0 of the Declaration, authorize the Board to take other action it deems appropriate even if such power is not expressly enumerated in the Declaration if such action is for the benefit of the Association and the Owners;

WHEREAS, the Board has determined that it is in the best interest of Owners to maintain insurance, at their sole expense, relating to the interior of the Units and all fixtures and personal property therein. Owners must provide proof of insurance to the Association. This obligation to provide proof of insurance is ongoing. Further, Owners shall, at their own expense, be responsible for the care, repair and maintenance of the interior of the Unit (which includes, but is not limited to all improvements, alterations, or additions and all interior surfaces of the floors, ceilings, window frames, doors, door frames and trim) and those limited areas reserved for the use and enjoyment of his or her Unit such as:

Air conditioning, electrical, plumbing and heating systems and lines which exclusively serve such Unit, and patio areas.

WHEREAS, the Board has determined that in the cases where an Owner fails to properly procure and maintain insurance on his/her/their/its Unit and it becomes necessary for the Association to enter the Unit, make the necessary repairs to the Unit to preserve the Common Elements, it will charge the common expenses incurred in doing so through to the Unit Owner(s); and

NOW, THEREFORE, based on the power bestowed upon the Board of Directors and the responsibilities of the Owners in the Association's governing documents and Arizona law, the Board of Directors hereby adopts the following resolution and makes the provisions contained herein part of the Association's Rules and Regulations:

CERTIFICATION

The Board of Directors adopted this Insurance Policy Resolution at a duly called meeting on the 18th day of Dec. 2019, 2019.

DATED this 19th day of December, 2019.

Shadow Mountain Villas

Condominium Association of Phoenix

By: 

Its: President