

ARROYO MOUNTAIN ESTATES HOMEOWNERS ASSOCIATION
RESOLUTION OF THE BOARD OF DIRECTORS
LEASING AND COMMON AREA LANDSCAPE ALTERATION POLICY

Adopted this 6 day of JANUARY, 2022

The following Resolution regarding Leasing and Common Area Landscape Alteration Policies has been adopted by the Arroyo Mountain Estates Homeowners Association ("Association"):

RECITALS

WHEREAS, the Declaration of Covenants, Conditions and Restrictions for Arroyo Mountain Estates Homeowners Association ("Declaration") was recorded on June 4, 2007, at Instrument No. 2007- 0646002, Official Records of Maricopa County Recorder;

WHEREAS, pursuant to the Article III, Section 3.3 of the Declaration, the Board of Directors may from time to time and subject to the provisions of the Declaration, adopt, amend and repeal rules and regulations...that may restrict and govern the use of any area by an Owner, by the family of such Owner, or by any invitee, licensee, or lessee of such Owner;

WHEREAS, A.R.S. § 33-1806.01 governs certain aspects of rentals and leases within the Association and documents the Association is permitted to request from Owners in connection with a rental or lease;

WHEREAS, Article X, Section 10.1(E) states that the Association shall be responsible for the maintenance, repair and replacement of the Common Area and may, without approval of any Owners being required, construct, maintain, repair and replace landscaped areas on any portion of the Common Area;

WHEREAS, the Board of Directors of the Association desires to adopt this Resolution to clarify the procedures and policies related to rental or leasing of an Owner's Lot and any requests from Owners related to any alterations to the landscaping of Common Areas within the community;

NOW, THEREFORE, be it resolved that the Association hereby adopts the following policies and procedures for leasing and requests for alteration of Common Area landscaping:

LEASING POLICY

Purpose and Need: The Arroyo Mountain Estates CC&Rs direct that a copy of the lease or rental agreement and the Owner's address be provided to the Association within ten (10) days following execution of a lease or rental agreement. A.R.S. Title 33-1806.01, which was enacted after the recording of the Arroyo Mountain Estates CC&Rs, prohibits homeowner associations from requiring or obtaining lease or rental agreements. The proposed policy establishes a new rule for lease or rental information that may be required by the association as authorized under

A.R.S. Title 33-1806.01. In addition, the proposed policy reaffirms and clarifies the CC&Rs exiting prohibition against short term room rentals.

Policy: Pursuant to A.R.S. Title 33-1806.01, owners leasing or renting out their properties shall provide the following information to the associations management company within ten (10) days following the beginning of a lease or rental term.

1. The name and contact information for any adults occupying the property.
2. The time period of the lease, including the beginning and ending dates of the tenancy.
3. A description and the license plate numbers of the tenants' vehicles.

All leases must be for an entire residence and lot and must have a minimum term of thirty (30) days. Room or partial residence rentals and rentals of less than 30 days term are strictly prohibited. The advertising in any format of room or partial residence rentals and rentals of less than 30 days term shall constitute a violation of this restriction.

COMMUNITY PROPERTY LANDSCAPE ALTERATION REQUEST POLICY

Purpose and Need: The Arroyo Mountain Estates board of directors currently meets bimonthly and as a result has limited time for prolonged discussions with homeowners regarding matters that are not clearly discernable without onsite visits and deliberations. Over the past year, the board has been approached with requests for landscape removals or additions during board meetings where no board member has had the opportunity to visit and inspect the site. Discussions have been prolonged and take up valuable meeting time. In order to inform owners of a reasonable process and to provide for advance notification, inspection, and timely deliberation, the following policy is recommended.

Policy: Owners requesting changes to landscaping on community property shall submit the request in writing to the Association's management company, either by e-mail or through U.S. mail.

Requests for plant removals shall include the location, plant description and specific reasons for why the removal is necessary and in the best interests of the community. Photographs of the plant(s), general area and any specific areas of damage or encroachment are recommended.

Requests for additional plants shall include the location, area description, any plant species requested and why the addition is in the best interests of the community. Photographs of the general area are recommended.

On receipt of a plant removal or addition request, the management company will forward the request to the members of the board by e-mail. Board members will inspect the area and/or plants in question to familiarize themselves with the request prior to considering the request at the next regularly scheduled board meeting.

Requests for plant removals or additions brought up verbally during meetings of the board will not be acted on by the board until a written request is submitted and the board can inspect the area of the request.

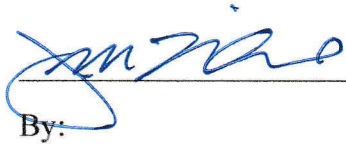
Requests for normal trimming and maintenance operations that do not include plant removal or addition may be submitted in writing or by phone to the management company. Routine maintenance requests may be forwarded by the management company directly to the landscape contractor without board oversight or approval.

CERTIFICATION

IN WITNESS WHEREOF, the undersigned acknowledges that this Resolution was approved by a majority of the Board of Directors at a duly noticed open board meeting held on this 6 day of JANUARY, 2022, and is reflected in the meeting minutes.

Signed this 23 day of JANUARY, 2022.

ARROYO MOUNTAIN ESTATES HOMEOWNERS ASSOCIATION



By:

Its: President