

**FOOTHILLS RESERVE MASTER OWNERS' ASSOCIATION, INC.  
RESOLUTION OF THE BOARD OF DIRECTORS**

The Board of Directors ("Board") of the Foothills Reserve Master Owners' Association, Inc. ("Association") hereby adopts this resolution to establish the Association's maintenance obligations with respect to certain real property in Parcel A-1 and Parcel A-2 that are owned by the Association ("Resolution").

**RECITALS**

**WHEREAS**, the Association is governed by the Declaration of Covenants, Conditions, Restrictions and Easements for Foothills Reserve, a Planned Residential Community ("Declaration"), recorded on October 9, 2001, at Document No. 2001-0933577 in the Official Records of Maricopa County Recorder's Office in Arizona.

**WHEREAS**, the Foothills Reserve Parcel A-1 Final Plat was recorded on December 7, 2000 at Document No. 2000-0937297 in the Official Records of Maricopa County Recorder's Office in Arizona.

**WHEREAS**, the Foothills Reserve Parcel A-2 Final Plat was recorded on December 7, 2000 at Document No. 2000-0937346 in the Official Records of Maricopa County Recorder's Office in Arizona.

**WHEREAS**, Pursuant to Section 14.2 of the Declaration, Woodside Homes, Inc., the Declarant as defined in the Declaration ("Woodside"), recorded Supplemental Declarations to annex Parcel A-1 and Parcel A-2 to Foothills Reserve and to subject such additional property to the Declaration.

**WHEREAS**, On January 7, 2005, Woodside recorded the Supplemental Declaration of Covenants, Conditions, Restrictions and Easements for Parcel A-1, Foothills Reserve, at Document No. 2005-0028766 in the Official Records of Maricopa County Recorder's Office in Arizona.

**WHEREAS**, On January 7, 2005, the Association recorded the Supplemental Declaration of Covenants, Conditions, Restrictions and Easements for Parcel A-2, Foothills Reserve, at Document No. 2005-0028767 in the Official Records of Maricopa County Recorder's Office in Arizona.

**WHEREAS**, Pursuant to Section 10.1.1 of the Declaration, the Association shall maintain and otherwise manage all Common Areas, Parcel Assessment Areas and improvements thereon.

**WHEREAS**, Section 1.33 of the Declaration defines "Parcel Assessment Area" as, "any part of Foothills Reserve designated in a Declaration of Annexation or on a recorded plat approved by the Declarant in a recorded instrument as an area which is to be maintained, repaired, and

replaced by the Association, but which is for the sole or primary benefit of the Owners of less than all of the Lots in Foothills Reserve.”

**WHEREAS**, Section 7.13 of the Declaration authorizes the Association to impose a Parcel Assessment to defray the cost to the Association to maintain, repair and replace the Parcel Assessment Areas.

**WHEREAS**, Section 5 of the Supplemental Declarations for Parcel A-1 and Parcel A-2 contemplates that the Association may, “agree to accept responsibility for the required management, maintenance, repair and replacements of any gates or related mechanisms, streets, street signage and lights, sidewalks, curbs, gutters, landscaping, and various other Improvements,” located upon Tract I of Parcel A-1 and Tract C of Parcel A-2. In the event the Association accepts such responsibility, Section 5 further provides that the Owners of Lots within Parcel A-1 and Parcel A-2, “would be subject to a Parcel Assessment for the purpose of covering the costs of managing and maintaining the Improvements within” Parcel A-1 and Parcel A-2 and that the amount of the Parcel Assessment, “would be in an amount adequate to cover all costs of managing and maintaining the Improvements.”

**WHEREAS**, The Tract I of Parcel A-1 and Tract C of Parcel A-2 are for the primary benefit of the Owners and residents of Lots in Parcel A-1 and Parcel A-2, which is less than all of the Lots in Foothills Reserves.

**WHEREAS**, the Board has determined that it is in the Association’s best interest to adopt this Resolution declaring that Tract I of Parcel A-1 and Tract C of Parcel A-2 are Parcel Assessment Areas, to assume responsibility for the maintenance, repair and replacement of these Parcel Assessment Areas and the Improvements thereon, and to impose a Parcel Assessment to cover the cost of such work.

**WHEREAS**, during a duly called meeting of the Board at which a quorum was present on \_\_\_\_\_, a majority of the directors present voted to approve this Resolution.

**NOW THEREFORE**, the Board of Directors hereby resolves as follows:

### **RESOLUTION**

1. Parcel Assessment Area in Parcel A-1.

Tract I of Parcel A-1 is hereby deemed a Parcel Assessment Area. The Association accepts responsibility for the required management, maintenance, repair and replacements of these Parcel Assessment Areas and the Improvements thereon, and the Association will assess a Parcel Assessment to the Owners of Lots in Parcel A-1 for the cost of such work.

2. Parcel Assessment Area in Parcel A-2.

Tract C of Parcel A-2 is hereby deemed a Parcel Assessment Area. The Association accepts responsibility for the required management, maintenance, repair and replacements of these Parcel Assessment Areas and the Improvements thereon, and the Association will assess a Parcel Assessment to the Owners of Lots in Parcel A-2 for the cost of such work.

3. Parcel Assessment Committee.

The Association will create a Parcel Assessment Committee comprised of two (2) elected Owners living in either Parcel A-1 or Parcel A-2 and one (1) current Association Board Member to serve as the committee chairperson. The Parcel Assessment Committee's purpose is to recommend a Parcel Assessment amount for the Parcel A-1 and Parcel A-2 Owners to pay to the Association pursuant to this Resolution. Election procedure for the Parcel Assessment Committee to be set by future resolution of the Board.

IN WITNESS WHEREOF, the Board of Directors has resolved to approve the foregoing Resolution as of the date set forth below.

**Foothills Reserve Master Owners' Association, Inc.**

By:   
Its: President

DATE: July 15, 2024