

# RESOLUTION 01-2010

## BOARD OF DIRECTORS GREEN VALLEY RESORT HOMES HOMEOWNERS ASSOCIATION

### PLANTING OF CONTRIBUTED PLANTS IN COMMON AREAS

The Board of Directors ("Board") of the Green Valley Resort Homes Homeowners Association ("Association"), having duly noticed and convened a meeting of the Board pursuant to A.R.S. §33-1804, hereby adopts the following resolution by a majority vote:

WHEREAS, the Association's finances are limited and Owners have expressed interest in contributing plants for the common areas, and the Association desires to enhance the aesthetics of the community by allowing and accepting contributions of desert plants to be planted in the common areas of the community as defined on the subdivision plat filed with the Pima County Recorder at Book 34 page 76;

WHEREAS, the best interests of the Association are served by clarifying the Association's position relating to the criteria for the types of acceptable plants, physical planting, irrigation and ongoing care;

WHEREAS, capitalized terms used in the Resolution shall have the same meanings as defined in the CC&Rs, Articles of Incorporation, Bylaws and Design Guidelines.

NOW THEREFORE, having duly deliberated on and investigated the relative merits of clarifying the standards for considering, the contribution of desert plants to be planted in the common areas of the community, Board adopts the following Resolution with respect to the placement of said items by Homeowners:

1. Procedural Requirements for the planting of desert plants in the common area:

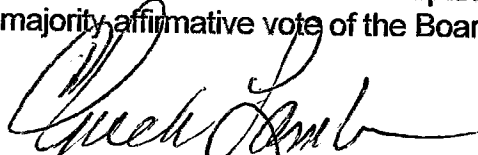
All homeowners are required to submit an Architectural Change Request to the Architectural Review Committee stating their desire to contribute desert plants to enhance the aesthetic of the community common areas. The submittal must comply with the established requirements of the CC&Rs, this Resolution and the Design Guidelines. The Architectural Review Committee will review all requests with the Landscaping Committee prior to reaching any determination. The submittal is for the Architectural Review and Landscaping Committees to evaluate aesthetic considerations, safety and landscaping impact. ***No planting on the common areas shall take place without an approved Architectural Change Request.***

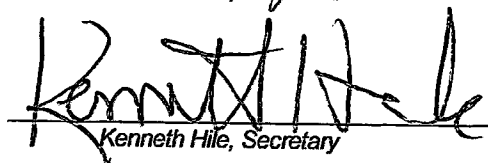
## 2. General Requirements

All plants and subsequent planting accepted must conform to the following requirements:

1. All plants must be low water usage, drought tolerant and listed in the "Low Water Use Drought Tolerant Plant List" published by the Arizona Department of Water Resources.
2. At the discretion of the Landscaping Committee, watering of plants may be provided from the Association's existing irrigation system.
3. Installation of irrigation lines and/or emitters must be performed by the Associations' Landscaper. Any expenses associated with this installation will be borne by the Homeowner.
4. The Homeowner contributing the plants may be requested to provide additional watering to the plants until they are able to be sustained under the low water use requirement.
5. All applications must be made by the Homeowner (not renters).
6. Denied requests may be appealed to the Association's Board of Directors. The decision of the Board is final.
7. The Association may solely, at its discretion, remove any plants within the common areas of the community.
8. The Board of Directors may develop specific rules and guidelines regarding the plants contributed by Owners.

**THIS RESOLUTION** was adopted on November 13, 2010 after full deliberation and a majority affirmative vote of the Board.

  
\_\_\_\_\_  
Chuck Lamb, President

  
\_\_\_\_\_  
Kenneth Hile, Secretary

# RESOLUTION 02-2010

*BOARD OF DIRECTORS*  
GREEN VALLEY RESORT HOMES HOMEOWNERS ASSOCIATION

## USE OF PLANTERS, GARDEN POTS AND ORNAMENTAL DISPLAYS

The Board of Directors ("Board") of the Green Valley Resort Homes Homeowners Association ("Association"), having duly noticed and convened a meeting of the Board pursuant to A.R.S. §33-1804, hereby adopts the following resolution by a majority vote:

WHEREAS, the Association's finances are limited and Owners have expressed interest in purchasing and displaying planters, garden pots and/or ornamental displays, and the Association desires to enhance the aesthetics of the community by allowing the use of planters, garden pots and ornamental displays (*excluding holiday decorations*);

WHEREAS, the best interests of the Association are served by clarifying the Association's position relating to the criteria for the display of planters, garden pots and ornamental displays;

WHEREAS, capitalized terms used in the Resolution shall have the same meanings as defined in the CC&Rs, Articles of Incorporation, Bylaws and Design Guidelines.

NOW THEREFORE, having duly deliberated on and investigated the relative merits of clarifying the standards for considering the display of planters, garden pots and decorative displays, the Board adopts the following Resolution with respect to the placement of said items by Homeowners:

1. Procedural Requirements for placement of Planters, Pots and Ornamental Displays:

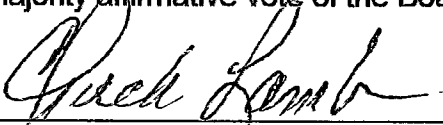
All homeowners are required to submit an *Architectural Change Request* to the Architectural Review Committee stating their intent to place planters, pots and/or decorative display items (*excluding holiday decorations*) at any openly visible location on the property. The submittal must comply with the established requirements of the CC&Rs, this Resolution and Design Guidelines. The Architectural Review Committee will review requests with the Landscaping Committee as appropriate. The submittal is for the Architectural Review Committee to evaluate aesthetic considerations, safety and landscaping impact. ***No placement shall take place without an approved Architectural Change Request.***

2. General Requirements

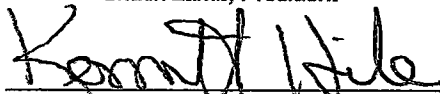
All Planters, Garden Pots and Decorative Displays must conform to the following requirements:

1. All plants must be low water usage, drought tolerant and listed on the "Low Water Use Drought Tolerant Plant List" published by the Arizona Department of Water Resources.
2. At the discretion of the Landscaping Committee, watering of plants may be provided from the Association's existing irrigation system.
3. Installation of irrigation lines and/or emitters must be performed by the Association's Landscaper. Any expenses associated with this installation will be borne by the Homeowner.
4. All applications must be made by the Homeowner (not renters).
5. The Architectural and Landscape Committees may reject any requests based on aesthetics or the number of items creating a cluttered appearance.
6. Denied requests may be appealed to the Association's Board of Directors. The decision of the Board is final.
7. The Board of Directors may develop specific rules and guidelines regarding the placement of Garden Pots and Ornamental Displays.

**THIS RESOLUTION** was adopted on November 13, 2010 after full deliberation and a majority affirmative vote of the Board.



Chuck Lamb, President



Kenneth Hite, Secretary

# **RESOLUTION 01-2012**

## **THE BOARD OF DIRECTORS GREEN VALLEY RESORT HOMES HOMEOWNERS ASSOCIATION**

Relating to

### **FINES PROCESS AND GUIDELINES**

ADOPTED: **April 21, 2012**

This resolution is adopted by the Board of Directors of GREEN VALLEY RESORT HOMES HOMEOWNERS ASSOCIATION pursuant to Arizona Revised Statutes §33-1803, which provides that the Association's Board of Directors is entitled to impose fines for violation(s) of the Declaration of Covenants, Conditions and Restrictions (CC&Rs) and any rules adopted by the Board of Directors. The procedure for imposing fines for such violation(s) is set forth below and supersedes any other such procedure previously adopted by the Board. This policy is presumptive for all violations. In its discretion, the Board may deviate from the policy depending on the facts and circumstances of an individual violation.

**I. "Friendly Reminder"** In most cases, and when appropriate as determined by the Association Manager or the Board, the first notification to an Owner of their violation of the CC&Rs or a rule will be by means of a "friendly reminder" letter. The Association Manager will issue the letter.

**II. "Notice of Violation"** – If within ten (10) days of the date of the "Friendly Reminder" compliance is not gained, a written "**Notice of Violation(s)**" together with a request to cease and desist from an alleged violation(s) may be sent to the Owner of the Lot via regular mail and shall specify the relevant facts relating to the violation.

Pursuant to ARS §33-1803, the Notice of Violation shall include a written statement signed by the complaining Member or the Property Manager that contains:

- (A) The Name of the complaining Member or Property Manager;
- (B) The provision or provisions in the Declaration or Rules that has allegedly been violated; and
- (C) The date or dates of the alleged violations;

If the Owner is leasing his/her home, the Association may provide a copy of the Notice of Violation(s) to the Owner's tenant. In the Board's discretion, the Board may begin the process with the Notice of Violation, bypassing the Friendly Reminder. The Board may deviate from any guidelines herein based on the application of the factors contained in paragraph VI below.

**III. Definition – Continuing Violation(s)**. Each day a violation(s) continues after notice to cease has been given by the Board to the Owner constitutes a separate violation(s) and can be subject to a fine.

- IV. **“Notice of Hearing”** – In its discretion, the Board may decide to send the Owner a written **“Notice of Hearing”**. The notice should contain:
- (a) The nature of the alleged violation(s);
  - (b) The time and place of the hearing, which shall be not less than seven (7) days from the date of the notice;
  - (c) An invitation to attend the hearing and produce any statement, evidence, and witnesses on his or her behalf; and
  - (d) The proposed sanction to be imposed, which includes the imposition of a fine and the payment of any attorney fees incurred by the Association.
- V. **Hearing.**
- (a) The hearing shall be held pursuant to the Notice of Hearing. The complaining Member and the Owner shall be afforded a reasonable opportunity to be heard. In cases in which a complaining homeowner initiated the process, the Board shall evaluate the proof according to protocol adopted by the Board.
  - (b) Before any sanction becomes effective, the Association shall submit proof of the notice and the invitation to be heard.
  - (c) Such proof shall be deemed adequate if a copy of the notice together with a statement of the date and manner of delivery is entered into the Owner’s lot file.
  - (d) The notice requirement is satisfied if the Owner appears at the meeting.
  - (e) The minutes of the meeting shall contain a written statement of the results of the hearing and the sanctions, if any, to be recommended to the Board.
- VI. **Imposition of Fine and any other Sanctions**
- (a) **Fines.** At the conclusion of the hearing, the Owner may be excused from the hearing and the Board of Directors shall deliberate on the amount of the fine to be imposed, if any, based on:
    - The seriousness of the violation(s),
    - Whether this is a first violation or a continuing violation(s)
    - Whether the type of offense poses a danger to property or any person
    - Any other extenuating circumstances and whether the Owner agrees in good faith to correct the violation(s) within the time specified by the Board of Directors.
    - Whether the amount is sufficient to obtain compliance, based on the facts
    - Impact on property values
    - After the Board of Directors determines the amount of the fine, the Board of Directors shall send notice to the Owner of the amount of the fine and its due date.
    - The Board of Directors is empowered to impose a fine for each day that the violation(s) continues. **SEE ATTACHMENT A – FINES GUIDELINES.**
    - **The attached Fines Guidelines are not binding. The Board of Directors may impose a fine in any reasonable amount, based on the application of the factors above**
  - (b) **Costs.** Owners to whom certified mail notices are sent shall be assessed the management company’s charge to the Association for the mailings. Owners may also be assessed an administrative processing charge in an amount established by the Board.
- VII. **Request for Reconsideration to the Board of Directors.**
- (a) The Owner may request reconsideration by the Board of Directors.
  - (b) In order to schedule an appearance before the Board, the Owner must submit a written request to the Association Manager within seven (7) days of receipt of notice of the sanctions.

- (c) The meeting shall be scheduled and the Owner notified of the date, time and location via certified and regular mail.
- (d) The meeting will be held in executive session pursuant to the Notice of Hearing and the Owner shall be afforded a reasonable opportunity to be heard.
- (e) At the conclusion of the meeting, the Owner may be excused from the meeting and the Board shall issue a ruling on whether the sanction stands, is modified or is rescinded.
- (f) The Board shall send a written notice to the Owner of its ruling.
- (g) The ruling of the Board will be final.

VIII. **Payment of the Fine and/or Penalties.** The Board shall advise the Owner that any fine, which is not paid within fifteen (15) days of its due date, is delinquent and subject to late fees and interest, the same as any other assessment, subject to applicable Arizona law.

IX. **Collection.** Fines and penalties will be collected from the Owners.

X. **THIS RESOLUTION** was adopted on April 21, 2012 after full deliberation and a majority affirmative vote of the Board.

For: GREEN VALLEY RESORT HOMES HOMEOWNERS ASSOCIATION

By:  \_\_\_\_\_, President

Attest:  \_\_\_\_\_, Vice President

# ATTACHMENT A

## FINES GUIDELINES

1. No fine shall be assessed until the Member who has committed a violation has been given due written notice and an opportunity for a hearing.
2. Presumptive fines are as follows:

Unauthorized items in common area	\$25 per week
Parking of Unauthorized Vehicles/Trailers	\$25 per day
Damage to exterior building, roofs or Common Areas	\$50 plus cost of remediation
Use of glass containers at pool	\$100 per event
Violation of Pool/Spa rules	\$25 per event
Speeding/Reckless driving in community	\$50 per event
Unauthorized use of handicap parking	\$100 per event
Failure to maintain Unit entry way	\$25 per week
Improper use of trash / recyclable containers	\$50 per occurrence
Failure to submit for approval or to comply with ARC request for corrective action	\$100.00
3. The Board shall also have the authority to increase the presumptive fines above for additional violations of the same nature.
4. Monetary fines for other violation(s) of the governing documents and/or rules and regulations of the Association ***may*** be as follows:
  - First violation \$ 25
  - Second violation (*of the same nature*) \$ 50
  - Third violation (*of the same nature*) \$100
  - Each violation after the third (*of the same nature*) \$250
5. An additional fine that accrues each day ***may*** be assessed after the aforementioned fines have been assessed if the violation is a continuing one. ***(Example: A Homeowner installs an improvement without ARC approval. A first violation fine of \$100 assessed. If the violation continues uncorrected, an additional fine in a reasonable amount would be assessed for each day until the violation ceases. The Member ultimately corrects the violation. The Member installs another improvement without ARC approval. A second violation fine of \$100 is assessed. If the violation continues uncorrected, an additional daily fine would be imposed until the violation ceases).***
6. The amounts of the: 1) presumptive fines above; 2) other fines; 3) daily fines; and 4) increasing fines of similar violations are mere guidelines. The Board shall have the specific authority to deviate from these guidelines by applying the factors below:
  - The seriousness of the violation(s).
  - Whether this is a first violation or a continuing violation(s).
  - Whether the type of offense poses a danger to property or any person.
  - Whether the Owner agrees in good faith to correct the violation(s) within the time specified by the Board of Directors.



- Whether the amount is sufficient to obtain compliance, based on the facts
  - Impact on property values.
  - Any extenuating circumstances
7. The Board may impose non-monetary penalties in lieu of or in addition to the fines above including, but not limited to, the suspension of Member voting rights; the suspension of the use of amenities; or placing violation stickers on wrongfully parked vehicles.
  8. It is the obligation of the Member to advise the Association in writing that the violation has ceased.

*This Resolution and Attachment A shall be mailed or emailed to all Green Valley Resort Home homeowners and became effective April 21, 2011.*

# **RESOLUTION 01-2013**

## **BOARD OF DIRECTORS GREEN VALLEY RESORT HOMES HOMEOWNERS ASSOCIATION, INC**

### **RELATING TO**

### ***Community Enhancement Guidelines***

### **Placement of Items in Rear of Residences**

The Board of Directors ("Board") of the Green Valley Resort Homes Homeowners Association, Inc. ("Association"), having duly noticed and convened a meeting of the Board pursuant to A.R.S. §33-1804, hereby adopts the following resolution by a majority vote:

**WHEREAS**, under the present Community Enhancement Guidelines, dated April 2012, the placement of items in a common area is allowed only with the approval of the Architectural Review Committee;

**WHEREAS**, the rear window of a residence is a point of emergency egress/ingress, and items placed or stored in the area could constitute a hazard in emergency situations;

**WHEREAS**, items placed in the rear of a residence could constitute a safety hazard to residents walking in the area;

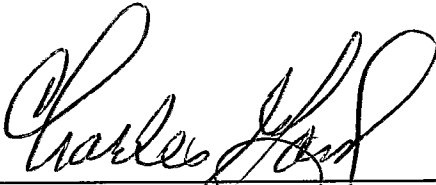
**WHEREAS**, capitalized terms used in the Resolution shall have the same meanings as defined in the CC&Rs, Articles of Incorporation, Bylaws and Rules;

**WHEREAS**, having duly deliberated on and investigated the relative merits of all residences being compliant with the requirement as follows: not to use, place or store any items in the common area at the rear of a residence;

**IT IS HEREBY RESOLVED:**


The Community Enhancement Guidelines shall be modified to reflect that **no** items shall be used, placed or stored in the common area at the rear of any residence in the Green Valley Resort Homes Community. The Board of Directors shall have the right to enforce this Resolution including, but not limited to, the removal of non-approved objects, and/or imposition of financial penalties.

**THIS RESOLUTION** was adopted on April 20, 2013 after full deliberation and a majority affirmative vote of the Board.



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President



\_\_\_\_\_

Secretary

*This Resolution shall be sent to all Green Valley Resort Homes homeowners and shall become effective May 1, 2013.*

# RESOLUTION 02-2013

## BOARD OF DIRECTORS OF GREEN VALLEY RESORT HOMES HOMEOWNERS ASSOCIATION

### RELATING TO PEST CONTROL

The Board of Directors ("Board") of the Green Valley Resort Homes Association ("Association"), having duly noticed and convened a meeting of the Board pursuant to A.R.S. §33-1804, hereby adopts the following resolution by a majority vote:

**WHEREAS**, under the present circumstances, the delineation of responsibilities of the Association and Owners regarding pest control are not clearly defined;

**WHEREAS**, the best interests of the Association and Owners are served by clarifying the Association's responsibilities;

**WHEREAS**, Article VII, Section I, paragraphs *l* and *m* define the Association's responsibilities for buildings as:

- l.* maintaining the roofs and parapets of the Dwelling Units and the roadways as indicated on the plat and maintaining the Common Areas;
- m.* maintaining exterior painting;

**WHEREAS**, capitalized terms used in the Resolution shall have the same meanings as defined in the CC&Rs, Articles of Incorporation, Bylaws and Rules; and:

**WHEREAS**, having duly deliberated on and investigated the relative merits of clarifying the delineation of responsibilities for pest control, the Board adopts the following Resolution to be inserted in the minute book of the corporation:

#### **IT IS HEREBY RESOLVED:**

*The Association shall be responsible for pest control in the following areas and/or components:*

1. All Common Areas as defined in the plat. For clarity, the common areas are separate from buildings owned by individual owners. Exception shall be those common areas that have improvements made by the adjacent lot owner.

2. The roof vents that are installed for the purpose of building air circulation.
3. The roof drainage pipes, commonly referred to as scuppers.
4. The tile portion of entry roofs.

*The Owner of a property shall be responsible for pest control in the following areas and/or components:*

1. Any roof vents or components serving the interior of the property including but not limited to dryer vents and toilet vents.
2. Heating and/or Air Conditioning units.
3. Antennas or Satellite dishes mounted on the roof.
4. Any part of the entryway structure other than the tile portion of a roof structure.
5. Any part of the building structure not defined in the Association's responsibilities.
6. Any interior living spaces.

The Community Guidelines shall be updated to reflect this definition of responsibilities.

**THIS RESOLUTION** was adopted on **December 14, 2013** after full deliberation and a majority affirmative vote of the Board.

  
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(President)

  
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Secretary

# RESOLUTION 01-2014

BOARD OF DIRECTORS  
GREEN VALLEY RESORT HOMES HOMEOWNERS ASSOCIATION

## FOR SALE/RENT/LEASE SIGNS IN COMMON AREAS

The Board of Directors ("Board") of the Green Valley Resort Homes Homeowners Association ("Association"), having duly noticed and convened a meeting of the Board pursuant to A.R.S. §33-1804, hereby adopts the following resolution by a majority vote with an effective date of **April 1, 2014**.

WHEREAS, there has been a proliferation of For Sale / Rent / Lease signs in the common areas of the community and;

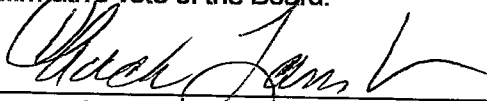
WHEREAS, the placement of For Sale / Rent / Lease signs in the common areas creates a negative impact on the aesthetics of the community;

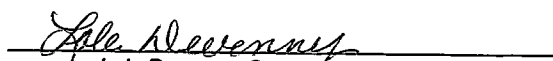
WHEREAS, capitalized terms used in the Resolution shall have the same meanings as defined in the CC&Rs, Articles of Incorporation, Bylaws and Design Guidelines.

NOW THEREFORE, having duly deliberated on and investigated the relative merits of clarifying the standards for the placement of For Sale / Rent/ Lease signs, the Board adopts the following Resolution with respect to the placement of For Sale / Rent / Lease signs in the community:

1. For Sale / Rent / Lease signs shall not be permitted on any common property of Green Valley Resort Homes, including but not limited to those common areas adjacent to public thoroughfares, namely Calle de las Casitas and Paseo del Prado.
2. The placement of For Sale / Rent / Lease signs on private property within the community shall be limited to one sign of a size defined in *ARS 33-1808 (f)*. Said sign may be placed only in the front, side or rear window or on the security grate of a front, side or rear window of a unit.
3. Open house signage shall be allowed pursuant to *ARS 33-1808 (f), (1) and (2)*.

**THIS RESOLUTION** was adopted on February 15, 2014 after full deliberation and a majority affirmative vote of the Board.

  
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Chuck Lamb, President

  
\_\_\_\_\_  
Lola Devenny, Secretary

*This Resolution shall be provided to all GVRH homeowners.*

# RESOLUTION 02-2014

## BOARD OF DIRECTORS

### GREEN VALLEY RESORT HOMES HOMEOWNERS ASSOCIATION

#### PARKING OF VEHICLES

The Board of Directors ("Board") of the Green Valley Resort Homes Homeowners' Association ("Association"), having duly noticed and convened a meeting of the Board pursuant to A.R.S. §33-1804, hereby adopts the following resolution by a majority vote:

**WHEREAS**, all parking within the Association boundaries is on common property;

**WHEREAS**, the best interests of the Association and Owners are served by clarifying the parking and seasonal storage of vehicles;

**WHEREAS**, *Article XII Section 11* defines the Use Restriction for vehicle storage and parking as:

*"Parking of vehicles within the Association property shall be limited to wheeled, self-propelled, non-commercial, motorized vehicles not exceeding 235 inches in overall length and 84 inches in height. For purposes of loading and unloading, larger vehicles may be parked for a period of four hours. Vehicles shall be parked within the lined parking spaces. No vehicle shall occupy more than a single parking space. No vehicle is to be serviced or repaired upon any portion of the Association property. Non-operative motor vehicles may not be stored or kept on any portion of the Association property. No owner or renter shall use any vehicle located on the property as either a temporary or permanent residence. There shall be no sleeping or food preparation in any parked vehicle. Exceptions to these parking regulations may be made only by written permission of the Board of Directors or by whomever the Board may appoint to carry out this regulation."*

**WHEREAS**, capitalized terms used in the Resolution shall have the same meanings as defined in the CC&Rs, Articles of Incorporation, Bylaws and Rules; and:

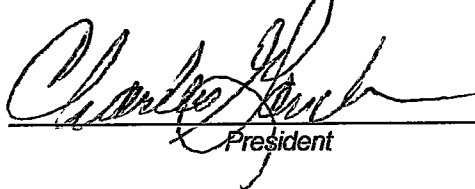
**WHEREAS**, having duly deliberated on and investigated the relative merits of clarifying the Use Restriction for vehicle storage and parking, the Board adopts the following Resolution to be inserted in the minute book of the corporation:


#### **IT IS HEREBY RESOLVED THAT:**

1. *Article XII, Section 11* of the CC&R's titled "*Vehicle Storage*" shall remain in force and in effect.
2. Only vehicles owned by Owners, their tenants or visitors may be parked within the Green Valley Resort Homes community.

3. Vehicles parked without being moved for longer than ten (10) days shall be considered as being stored.
4. Seasonal storage of vehicles in an approved location is permitted so long as the Management Company is notified in writing prior to the seasonal departure of an Owner.
5. The written notice referenced in paragraph 4 above must include:
  - a. Name and Green Valley Resort Homes address of Owner
  - b. Address and phone number (or email address) to contact absentee Owner
  - c. Local Green Valley contact who can move vehicle
  - d. Length of time vehicle will be stored
  - e. Description and License Plate number of vehicle
6. Seasonal storage must be in a location approved by the Board of Directors. Such approval shall be provided to the Owner prior to their seasonal departure.
7. No other storage of vehicles is permitted.
8. No parked vehicle may be used as a storage facility. The Board of Directors shall have the sole right to determine if a parked vehicle is being used as a storage facility.
9. Violations shall be subject to a fine of twenty-five dollars (\$25) per day for up to ten (10) days. After such time the Association shall have the right to have the vehicle towed at the owners' cost.
10. If it is necessary to trace the license plate of a vehicle to identify the owner, the owner will be billed for any charges incurred.
11. If it is necessary to have a vehicle moved to allow for emergency maintenance of Association facilities or infrastructure and the Association is unable to contact the Owner or the Owner's representative, the Association may have the vehicle moved at the Owner's expense.

**THIS RESOLUTION** was adopted on **December 13, 2014** after full deliberation and a majority affirmative vote of the Board.

  
\_\_\_\_\_  
President

  
\_\_\_\_\_  
Secretary



# RESOLUTION 01-2016

BOARD OF DIRECTORS  
GREEN VALLEY RESORT HOMES HOMEOWNERS ASSOCIATION

## **REDUCTION OF DEPENDENCE ON DRIP IRRIGATION SYSTEM**

The Board of Directors (“Board”) of the Green Valley Resort Homes Homeowners Association (“Association”), having duly noticed and convened a meeting of the Board pursuant to A.R.S. §33-1804, hereby adopts the following resolution by a majority vote:

**WHEREAS**, the Association’s intends that landscaping in the common areas of the community as defined on the subdivision plat filed with the Pima County Recorder at Book 34 page 76 minimizes the requirement for dependence on an irrigation drip system;

**WHEREAS**, the Association desires to implement a program reducing the dependency on the existing irrigation system by implementing a phased removal of irrigation dependent plants from common areas between sidewalks and building structures;

**WHEREAS**, the plants removed would be replaced with “desert friendly” plants that do not require irrigation;

**WHEREAS**, the best interests of the Association are served by the plant replacement and removal of drip irrigation from the areas between the sidewalks and building structure;

**WHEREAS**, capitalized terms used in the Resolution shall have the same meanings as defined in the CC&Rs, Articles of Incorporation, Bylaws and Design Guidelines.

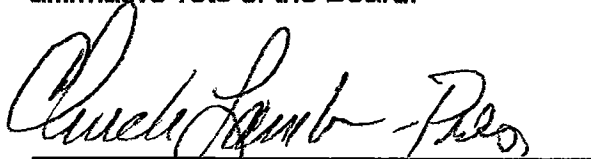
**NOW THEREFORE**, having duly deliberated on and investigated the relative merits of removing existing plants, adding desert plants and eliminating the drip irrigation system in the common areas of the community located between sidewalks and building structures, the Board adopts the following Resolution:

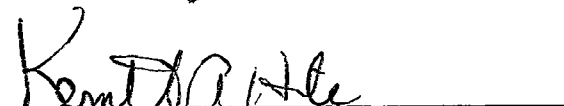
### 1. General Program Requirements

- a. The program *will* be conducted in phases based on the aesthetics of existing plants and common landscaping practices.
- b. The first phase *will* be the removal of plants that are adjacent to buildings that face south thereby being most susceptible to stress from sun exposure and having an elevated dependency on drip irrigation.

- c. The Association *will* plant desert type plants that only require natural watering and are not dependent on an irrigation drip system.
- d. Owner contributed plants that have been approved by the Architectural Committee or Board, *will not* be removed; however, Association provided water shall not be provided to sustain those plants.
- e. During the process of the plant removal in (a) above, the drip irrigation system shall be terminated and the appropriate sections removed.
- f. Once the first phase is complete, the second phase will be the removal of the plants adjacent to buildings facing west. Items (c) and (d) above will also apply to this phase and subsequent phases below.
- g. The third phase will be the removal of the plants adjacent to building facing north.
- h. The fourth and final phase will be the removal of the plants adjacent to buildings facing east.
- i. Pyrachantha and Cedar bushes *will* be removed during each of the phases based on the aesthetics of existing plants.
- j. The Board of Directors, solely at its discretion, may choose to alter this program at any time.
- k. At this time the intention is to retain the irrigation drip system in place to water those plants in center courtyards.

**THIS RESOLUTION** was adopted on **April 16, 2016** after full deliberation and a majority affirmative vote of the Board.

  
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Chuck Larjo, President

  
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Kenneth File, Secretary

# RESOLUTION 01-2017

BOARD OF DIRECTORS  
GREEN VALLEY RESORT HOMES HOMEOWNERS ASSOCIATION

## Temporary Use by Persons under 55 Years of Age

The Board of Directors ("Board") of the Green Valley Resort Homes Homeowners Association ("Association"), having duly noticed and convened a meeting of the Board pursuant to A.R.S. §33-1804, hereby adopts the following resolution by a majority vote:

**WHEREAS**, the Association is a fifty-five (55) years plus age restricted community pursuant to the Housing for Older Persons Act (HOPA);

**WHEREAS**, HOPA provides that eighty percent (80%) of the residents in such an age restricted community must be over fifty-five (55) years of age;

**WHEREAS**, the Association wishes to allow units within the Association to be used on a temporary basis by friends or family of unit owners without having a person over fifty-five (55) years pursuant to the criteria set forth herein;

**WHEREAS**, capitalized terms used in the Resolution shall have the same meanings as defined in the CC&Rs, Articles of Incorporation, Bylaws and Design Guidelines.

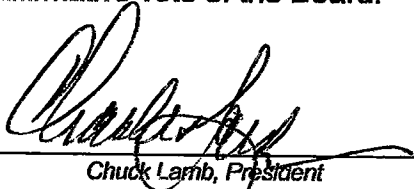
**NOW THEREFORE**, having duly deliberated on and investigated the relative merits of allowing unit owners to allow the temporary use of units by persons under fifty-five (55) years of age, the Board adopts the following Resolution:

### 1. Permissible Age Restriction Deviations

- a. Occupancy of a unit without having a person over fifty-five (55) years of age will be allowed on a temporary basis for a period not to exceed fifteen (15) consecutive days.
- b. Said residents must be Friends of or related to a property owner within the community.
- c. The owner of the property is responsible to notify the Management Company (MCo) of the temporary residency of person defined above including the intended dates of residency.

- d. At no time shall any more than fifteen percent (15%) of the total units be occupied in the manner described herein.
- e. If at any time the MCo determines that the level of occupancy as described herein exceed fifteen percent (15%), the Board of Directors will be informed and will immediately terminate the program until advised that the occupancy level is below fifteen percent (15%).
- f. The Board of Directors has to right to terminate this program at any time at its' sole discretion.

**THIS RESOLUTION** was adopted on **January 21, 2017** after full deliberation and a majority affirmative vote of the Board.

  
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Chuck Lamb, President

  
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Kenneth Hile, Secretary