

Villa Del Centro
Condominium Association
Board Resolutions



Villa Del Centro
Condominium Association
P.O. Box 5720
Mesa, AZ 85211

PREFERRED COMMUNITIES
"LOVING WHERE YOU LIVE."



Collection Policy Huntington Condominium Association

Assessments are billed monthly in Assessments are due on the 1st day of the billed month. A late fee of \$15 shall be assessed if the balance is not paid in full by the 30th day of the month.

Collection Policy For Non-Payment of Assessments Schedule As Follows:

1. 30 days after the 1st day of the billed month: A Late Notice is sent to the homeowner at a cost of \$5. This is a re-billing charged to owner.
2. 60 days after the 1st day of the billed month: A 1st Warning Letter is sent at a cost of \$40. This is a letter demanding payment within 30 days upon penalty of continuing collection action charged to owner.
3. 90 days after the 1st day of the billed month: An Intent to Lien Letter is sent at a cost of \$30 charged to owner's account. This letter is a final notice before a lien is filed and recorded.
4. 105 days after the 1st day of the billed month: A Lien will be filed and recorded on by the Association - a notice and copy of lien will be sent to owner - all costs are charged to owner's account.
5. 120 days after the 1st day of the billed month or when the account reaches \$500 past due: A deed, account history, and request to commence collections are sent to the community's attorney by the Accounts Receivable department. Only after an account is paid in full and closed in the attorney's office will Accounts Receivable restart the collection process.

Note: The \$5-Late Fee, \$40-1st Warning Letter, and \$30-Intent to Lien Letter are charges that are billed to the community and placed on the individual homeowner's account.

Reminder notices are sent for every non-assessment fee balance not paid in full. This collection policy does not apply to unpaid late fees, interest, or violations, because only unpaid attorneys fees and assessments can be sent to collections. Arizona law does not allow attorneys to file liens or foreclose for unpaid violations or soft costs.

HUNTINGTON CONDOMINIUM ASSOCIATION

By: *Dee Kaloust*
Its: *President*

Date: *May 7, 2009*

20120584266 07/03/2012 03:49
ELECTRONIC RECORDING

When recorded mail to:

Villa Del Centro Condominium Association

PO Box 5720

Mesa, AZ 85211-5720

vdcreso2012070301-5-1-1--
Yorkm

CAPTION HEADING:

Board Resolution

DO NOT REMOVE

This is part of the official document.

When Recorded Return To:

Clint G. Goodman, Esq.
 GOODMAN LAW OFFICE, P.C.
 4858 E. Baseline Road, Suite 101
 Mesa, Arizona 85206

**CRIME FREE RESOLUTION OF THE BOARD OF DIRECTORS
 FOR VILLA DEL CENTRO CONDOMINIUM ASSOCIATION**

A. WHEREAS, Villa Del Centro Condominium Association, an Arizona non-profit corporation (the "Association"), and owners of real property therein, are governed by (1) servitudes embodied in the Declaration of Covenants, Conditions and Restrictions, recorded in the Maricopa County Recorder's Office at Document No. 1979-0165603 and Amendments thereto ("CC&Rs"), (2) Articles of Incorporation, (3) Bylaws and (4) Rules and Regulations (collectively referred to herein as "Governing Documents").

B. WHEREAS, Article 5 of the CC&Rs grants a general power to the Board of Directors to adopt, amend and repeal Rules.

C. WHEREAS, Arizona law provides that the Association may (1) maintain its property in a reasonably safe condition (2) take reasonable measures to protect against foreseeable activities creating danger, including criminal attacks, on the land it controls; (3) ensure members are free from unreasonable interference in the enjoyment of their individual lots or units and the common property.

NOW THEREFORE, BE IT RESOLVED that the Board of Directors for the Association, in furtherance of its general rule-making authority and duties set forth in the Recitals, incorporated herein by this reference, hereby adopts the following Crime Free Rules:

1. Owners shall notify any prospective Lessee(s) that the Association is governed by Crime Free Rules.

2. Owners shall provide the following documents to any prospective Lessee(s), including any Sublessee(s) if authorized, prior to finalizing any lease or sublease: (1) Crime Free Lease Agreement, (2) this Resolution, and (3) the Governing Documents.

3. Owners shall cause any prospective Lessee(s) or Sublessee(s), if authorized, to execute the Association's Crime Free Lease Agreement prior to finalizing any lease or sublease. Owners shall also cause any Occupant over 18 years of age who will be residing with Lessee(s) or Sublessee(s) to sign

the Association's Crime Free Lease Agreement prior to finalizing any lease or sublease. The Crime Free Lease Agreement is attached hereto as **Exhibit A**.

4. Owners shall provide the Association with a copy of the fully executed Crime Free Lease Agreement prior to finalizing any lease (or sublease if applicable).

5. Prior to renting to any Lessee(s) or Sublessee(s), if applicable, Owner shall have a background/criminal investigation by a vendor approved by the Board (not a mere background check through a data base) performed on all prospective Lessees, Sublessees and their Occupants over 18 years of age and provide a copy of the results to the Association. The Association has the right to verify all of the information submitted and if found to be false or misleading may demand immediate eviction of the Lessee(s) or Sublessee(s). After the owner has been notified of such violation, the owner shall have the right to request a hearing with the Board of Directors within ten (10) days. After such hearing, should the Board uphold the request for eviction, the Owner shall be subject to a \$500.00 fine; to be assessed every ten (10) days until the Tenant eviction process has been started. To avoid the fine, copies of the legal eviction process should be forwarded to the Board.

6. Owners shall not rent their real property to, or allow it to be used by, any person(s) convicted of or having plead guilty or no contest to, the following crimes within the last five (5) years: any misdemeanor criminal offense involving drugs, weapons, gangs, theft, prostitution, violence, crime against person or property; or, any crime that endangered the health, safety or welfare of others.

7. Owners shall not rent their real property to, or allow it to be used by, any person(s) convicted of, or having pled guilty or no contest to, any felony within the last ten (10) years.

8. Notwithstanding the above, Owners shall not rent their real property (or allow it to be used by) any person(s) convicted of, or having plead guilty or no contest to, any crime against children, any sex crime, arson, murder or manslaughter.

9. Any Owner that fails to comply with these Rules and the Resolution shall be given notice and an opportunity to be heard on the matter. After the owner has been notified of such violation, the owner shall have the right to request a hearing with the Board of Directors within ten (10) days. After such hearing, should the Board uphold violation, the Owner shall be subject to a \$500.00 fine; to be assessed every ten (10) days until the violation has been cured.

10. Any vendor or contractor, excluding legal counsel, shall have a background/criminal investigation (not a mere background check through a data base) performed prior to being hired by the Association. Vendors or contractors may provide the Association with a copy of their criminal background check completed, or an affidavit that a background checks was done on each employee that comes on the Association property.

CERTIFICATION

I HEREBY CERTIFY that the foregoing is true and correct and was regularly presented to and adopted by the Board of Directors of the Association at a meeting duly called and held at Preferred Communities 1050 E University Dr., suite 1, Mesa AZ 85203 on the 26th day of July, 2012, at which a quorum was present and voted, and that such Resolution is duly recorded in the minute book of this corporation.

Villa Del Centro Condominium Association, an Arizona Non-Profit Corporation

By: *Harold G Martin*

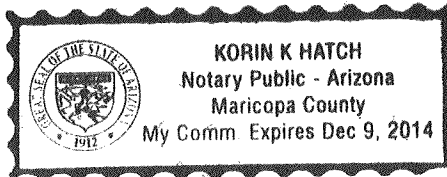
Its: President

STATE OF ARIZONA)
) :ss
County of Maricopa)

The foregoing instrument was acknowledged before me this 29 day of JUNE, 2012, by Harold Martin, the President of the Association Board of Directors, on behalf of the Corporation.

Korin K Hatch
Notary Public

My Commission Expires:



CERTIFICATION

I HEREBY CERTIFY that the foregoing is true and correct and was regularly presented to and adopted by the Board of Directors of the Association at a meeting duly called and held at Preferred Communities 1050 E University Dr., suite 1, Mesa AZ 85203 on the 26th day of July, 2012, at which a quorum was present and voted, and that such Resolution is duly recorded in the minute book of this corporation.

Villa Del Centro Condominium Association, an Arizona Non-Profit Corporation

By: EDUARDO ENZMANN
Its: Secretary

STATE OF ARIZONA)
)
County of MARICOPA) :ss

The foregoing instrument was acknowledged before me this 26 day of June, 2012, by EDUARDO ENZMANN the Secretary of the Association Board of Directors, on behalf of the Corporation.

Korin K Hatch
Notary Public

My Commission Expires:

