

Cordova
Homeowners Association
Board Resolutions



Cordova Homeowners Association
P.O. Box 5720
Mesa, AZ 85211

PREFERRED COMMUNITIES
"LOVING WHERE YOU LIVE."



UNANIMOUS CONSENT TO ACTION BY THE BOARD OF DIRECTORS OF
CORDOVA HOMEOWNERS ASSOCIATION
C/O PREFERRED COMMUNITIES
P.O. BOX 5720, MESA, ARIZONA 85211
(480) 649-2017 FAX (480) 649-0902

The undersigned, constituting all of the members of the Board of Directors of Cordova Homeowners Association, Inc., an Arizona non-profit corporation, here by take the following action in writing at a duly called meeting of the Board.

WHEREAS, Article 7.10 of the Declaration of Covenants, Conditions and Restrictions for Cordova Homeowners Association provides the Board of Directors with the authority to set forth collection policies. The board has adopted the rules below pertaining to the collection of Assessments.

The purpose of this rule is to ensure the timely and fair collection of Assessments to ensure the Association has the funds necessary to provide for the management, maintenance, and care of the areas of association responsibility.

The scope and intent of this resolution is to apply uniformly to all members of the Association.

The actions of this policy regarding collection of assessments owed the community are as follows:

- a) 15 days after the monthly assessment due date, a late notice is sent to the homeowner and a late fee assessed,
- b) 45 days after the monthly assessment due date, a final notice is sent to the homeowner and a final notice fee is assessed as outlined in the Association's contract with the management company,
- c) 60 days after the monthly assessment due date, an "Intent to Lien" notice is sent to the homeowner and an "Intent to Lien" notice fee is assessed to the homeowner's account as outlined in the Association's contract with the management company,
- d) 75 days after the monthly assessment due date, a lien is recorded with the Maricopa County Recorder, a copy is sent to the homeowner and a Lien recording fee is assessed to the homeowner's account as outlined in the Association's contract with the management company,
- e) 90 days after the monthly assessment due date, "Intent to pursue legal action" notice of the total amount due plus an "Intent to pursue legal action" notice fee is assessed to the homeowner's account as outlined in the Association's contract with the management Company,
- f) 105 days after the monthly assessment due date, Summons and Complaint are filed with the Justice Court and the homeowner is "served notice" of the lawsuit by a document server. The homeowner's account will be charged with the legal document preparer fee, court fee, and process server fee. The amount of the

Legal Document Preparer fee is outlined in the Association's contract with the management company,

- g) Further actions will be taken as necessary, including, but not limited to, default judgment, summary judgment, garnishment of wages, or foreclosure pursuant to Arizona Revised Statutes and Declaration of Covenants, Conditions and Restrictions for Cordova Homeowners Association.

RESOLVED, that the Cordova Homeowners Association Board of Directors and Preferred Communities shall afford homeowners the opportunity to request a hearing as provided by the Association documents to contest any late fee or fine assessed; and

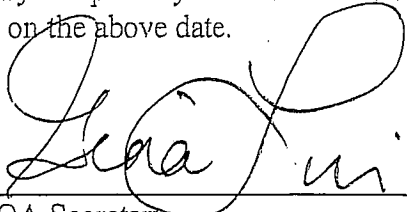
RESOLVED, that the Cordova Homeowners Association Board of Directors and Preferred Communities shall afford homeowners the opportunity to initiate a time-payment plan in order to reduce or eliminate their outstanding debt to the Association, specified in writing and mutually agreed to by the homeowner and Cordova Homeowners Association Board of Directors; and

RESOLVED, that any subsequent default, cessation or refusal to make timely and consistent payments on such time-payment plan shall constitute default on the part of the homeowner and shall result in initiation of legal collection procedures; and

RESOLVED, that the board shall retain the right to amend or repeal this resolution.

IN WITNESS WHEREOF, the undersigned have executed this consent as of this 8 day of September, 2008.

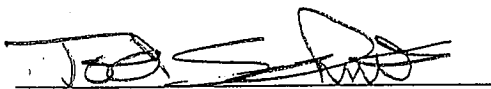
I hereby certify that the above resolution(s) were duly adopted by unanimous consent by the Cordova Homeowners Association Board of Directors on the above date.



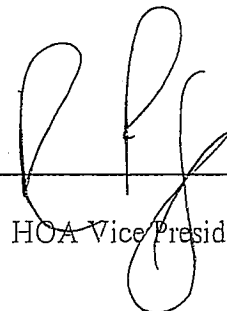
HOA Secretary

The undersigned officer hereby certifies that the foregoing instrument has been signed by the Secretary of the HOA.

Attest:



HOA President



or HOA Vice President

**CORDOVA HOMEOWNERS ASSOCIATION ACTION BY THE BOARD OF
DIRECTORS**

September 8, 2008

Pursuant to the authority contained in the Arizona Revised Statutes and the governing document of the association, the Board of Directors of the Cordova Homeowners Association Inc. hereby adopts the following resolution by unanimous consent for and as the actions of the Cordova Homeowners, as of the date set forth above:

RESOLVED, to adopt the following.

Fine schedule and policy for violations of the CC&R's and Rules and Regulations as may be adopted or modified from time to time by the Board of Directors for the Cordova Homeowners Association.

DATED as of the 8th day of September 2008.

Violations will be cumulative for the fiscal year.

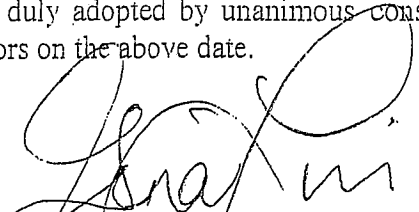
1. First notice Reminder/warning letter giving 10 days to comply.
2. Second letter stating fine in the amount of \$50.00, giving notice to owner that they have a right to a hearing and must contact the manager for date and time. 10 days to comply.
4. Third letter stating subsequent fine of \$100.00 for continuing violations. Letter to state total fines assessed as of the subsequent violation. 10 days to comply.
5. Fourth and all letters thereafter stating subsequent fine of \$150.00 to \$500.00 for continuing violations. Letter to state total fines assessed as of the subsequent violation. 10 days to comply.
6. Subsequent non-compliance: Upon board approval the Association will seek relief of violations through the Association Attorney and the Court system. All cost will be a part of the judgment that is being sought.

Violations that threaten the health, safety and welfare of homeowners and residents, such as drug use and sales, discharging firearms, arson, vandalism and any other violation that the Board deems to be of an egregious nature will be fined at \$200.00 to \$500.00 per occurrence.

Procedures:

1. Homeowners will be notified by first class mail of all violations except for first notice on trash and recycle bins.
2. The homeowner has the right to a hearing before the Board or Violations Committee where decisions of the Board are final.
3. Board will direct Management Company, as to waiving or assessing of fines at each hearing or board meeting and for all pending fines and/or legal action with the Association's Attorney.

I hereby certify that the above resolution(s) were duly adopted by unanimous consent by the Cordova Homeowners Association Board of Directors on the above date.



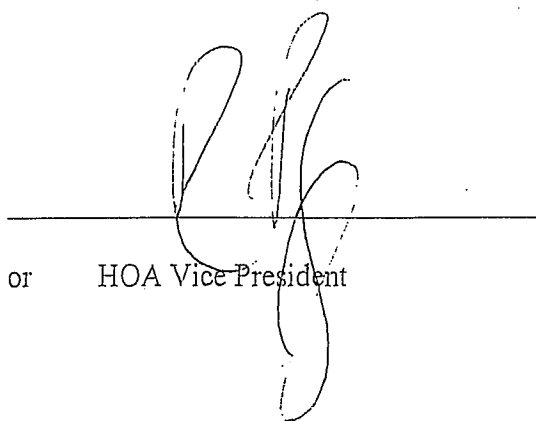
HOA Secretary

The undersigned officer hereby certifies that the foregoing instrument has been signed by the Secretary of the HOA.

Attest:



HOA President




or HOA Vice President

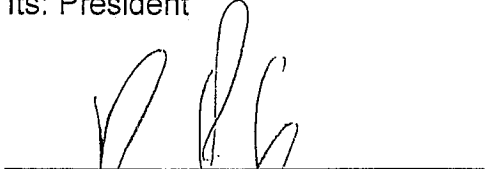
RESOLUTION OF THE BOARD OF CORDOVA HOMEOWNERS ASSOCIATION

The Board of directors of Cordova Homeowners Association under authority of section 7.6 of the Covenants, Conditions and Restrictions hereby adopts the following rule regarding the non completion of Front Yard Landscaping.


The Owner of each Lot shall submit a detailed landscaping plan with the Design and Construction Submittal package to be reviewed by and subject to the approval of the Committee. The required landscaping shall thereafter be installed in accordance with the submitted landscaping plan. Unless other arrangements have been made, all front yard landscaping must be completed within ninety (90) days after the Final Construction Review. All front yard landscaping not completed within the ninety (90) days will be considered in violation and is subject to \$100.00 per day fine until completed.

Approved and acknowledged this 8 day of September, 2008.


Its: President


Its: Vice President


Its: Secretary


Treasurer

**CORDOVA HOMEOWNERS ASSOCIATION ACTION BY THE BOARD OF
DIRECTORS**

December 22, 2008

Pursuant to the authority contained in the Arizona Revised Statutes and the governing document of the association, the Board of Directors of the Cordova Homeowners Association Inc. hereby adopts the following resolution by unanimous consent for and as the actions of the Cordova Homeowners, as of the date set forth above:

RESOLVED, to adopt the following.

In the event an Owner is in arrears of payment of the monthly Assessments in excess of sixty (60) days from the due date, the Owner's right to use the Gate Remotes will be suspended until all Assessments are paid current.

The Owner will have access to the community by entering their Gate Code instead of using the Gate Remote.

DATED: as of the 22nd day of December 2008.

Procedures:

1. The monthly Assessments are due on the first of each month and considered late if not received by the 15th. If an Owner is in arrears of 2 months assessments or greater on the 16th day of the month, the Owners Gate Remote will be inactivated. (The Owner will retain access to the community by using their assigned Gate Code.)
 - a. A letter will be mailed to the Homeowner, via first class mail, advising the reason the Gate Remote has been inactivated.
2. The Gate Remote will be re-activated when all Assessments are paid current.
3. The Owner has the right to a hearing before the Board. The Owner must request this hearing by submitting a request in writing to the Management Company.
 - a. The Board will direct the Management Company, as to waiving the suspension of remote access at each hearing or board meeting.

I hereby certify that the above resolution(s) were duly adopted by unanimous consent by the Cordova Homeowners Association Board of Directors on the above date.

Gina Liu - HOA Secretary

The undersigned officer hereby certifies that the foregoing instrument has been signed by the Secretary of the HOA.

Attest:

Tod Schmitt - President

Renee Page – Vice President

Steve Suhri – Treasurer

Brett Foutz – Member at Large

**UNANIMOUS CONSENT TO ACTION BY THE BOARD OF DIRECTORS OF
CORDOVA HOMEOWNERS ASSOCIATION
C/O PREFERRED COMMUNITIES
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(480) 649-2017 FAX (480) 649-0902**

The undersigned, constituting all of the members of the Board of Directors of Cordova Homeowners Association, Inc., an Arizona non-profit corporation, here by take the following action by unanimous consent in lieu of a meeting.

WHEREAS, Article 7 of the Declaration of Covenants, Conditions and Restrictions for Cordova Homeowners Association provides the Board of Directors with the authority to set forth Association Rules. The board has adopted the rule below pertaining to the use of the common areas.

The purpose of this rule is to restrict and govern the use of the common areas for special events by any owner, or by any Guest, licensee, or Lessee of such Owner.

The scope and intent of this rule is to apply uniformly to all members of the Association.

The actions of this rule are as follows:

- a) Common areas may be used for owners' personal use for special events, (i.e. birthday parties), only by obtaining board approval prior to the special event. The Board will approve special events on a case by case basis.
- b) Due to liability issues, under no circumstances will sporting events be allowed.

RESOLVED, that the board shall retain the right to amend or repeal this resolution.

IN WITNESS WHEREOF, the undersigned have executed this consent as of this 9th day of September, 2009.

I hereby certify that the above resolution(s) were duly adopted by unanimous consent by the Cordova Homeowners Association Board of Directors on the above date.

Gina Liu – signature on file
HOA Secretary

The undersigned officer hereby certifies that the foregoing instrument has been signed by the Secretary of the HOA.

Attest:

Tod Schmitt – signature on file
HOA President

Renee Page – signature on file
HOA Vice President

Steve Surhe – signature on file
Treasurer

Brett Foutz – signature on file
Member at Large