

*Carriage Parc Estates
Homeowners Association
Board Resolutions*



*Carriage Parc Estates
Homeowners Association
P.O. Box 5720
Mesa, AZ 85211*

PREFERRED COMMUNITIES
"LOVING WHERE YOU LIVE."



**CARRIAGE PARC ESTATES HOMEOWNERS ASSOCIATION ACTION BY THE
BOARD OF DIRECTORS**

JANUARY 8, 2007

Pursuant to the authority contained in the Arizona Revised Statutes and the governing document of the association, the Board of Directors of the Carriage Parc Estates Homeowners Association Inc. hereby adopts the following resolution by unanimous consent for and as the actions of the Carriage Parc Estates 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 Carriage Parc Estates Homeowners Association.

DATED as of the 8th day of January 2007.

Violations will be cumulative for the fiscal year. Beginning November 1.

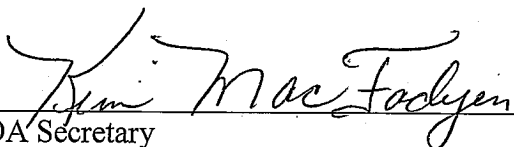
1. First notice Reminder/warning door hanger giving 10 days to comply.
2. Second letter stating final reminder/warning letter giving 10 days to comply.
3. Third letter stating fine in the amount of \$50.00, giving notice to owner that they have a right to a hearing and must contact the manager for date and time. 10 days to comply.
4. Fourth letter stating subsequent fine of \$75.00 for continuing violations. Letter to state total fines assessed as of the subsequent violation. 10 days to comply.
5. Fifth and all letters thereafter stating subsequent fine of \$100.00 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:

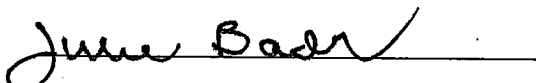
1. Homeowners will be notified by mail of all violations except the first notice which will be placed on the door of the home.
2. The homeowner has the right to a hearing before the Board or Violations Committee where decisions of the Board are final.
3. Board will direct Management Company, as to waiving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

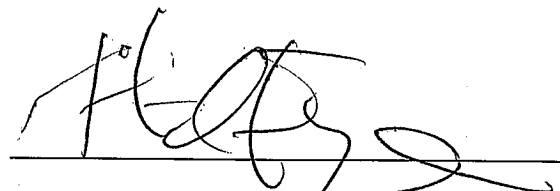
I hereby certify that the above resolution(s) were duly adopted by unanimous consent by the Carriage Parc Estates Homeowners Association Board of Directors on the above date.


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

Carriage Parc Estates

HOMEOWNERS ASSOCIATION


PO Box 5720
Mesa, AZ 85211


RESOLUTION OF THE BOARD OF CARRIAGE PARC ESTATES HOMEOWNERS ASSOCIATION


The Board of directors of Carriage Parc Estates Homeowners Association under authority of section 3.6 of the Covenants, Conditions and Restrictions hereby adopts the following rule regarding Garages.

No garage may be converted to living space without prior consent of the Committee. Owners shall keep their garages neat clean and free of clutter, debris or unsightly objects. Garage bays are to be utilized for parking of vehicles only. All garage bays, with the exception of one (1), must be utilized for the parking of authorized vehicles per sections 5.5 and 5.11 of the CC&R's. Garage doors are to be kept closed at all times except as reasonably necessary for ingress and egress per section 5.5 of the CC&R's.

Approved and acknowledged this 6 day of December, 2006.


Its: President


Its: Vice President


Its: Secretary

**UNANIMOUS CONSENT TO ACTION BY THE BOARD OF DIRECTORS OF
CARRIAGE PARC ESTATES HOMEOWNERS ASSOCIATION
C/O PREFERRED COMMUNITIES
P.O. BOX 5720, MESA, ARIZONA 85211
(480) 649-2017 FAX (866) 610-2871**

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

WHEREAS, Article 4 of the Declaration of Covenants, Conditions and Restrictions for Carriage Parc Estates 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 Carriage Parc Estates Homeowners Association.

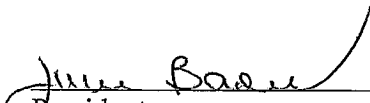
RESOLVED, that the Carriage Parc Estates Homeowners Association Board of Directors and Preferred Communities shall afford homeowners the opportunity to request a hearing as provided by the Association documents to contest any late fee or fine assessed; and

RESOLVED, that the Carriage Parc Estates 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 Carriage Parc Estates 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.

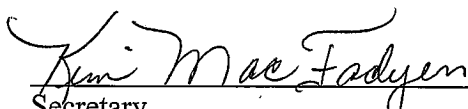
IN WITNESS WHEREOF, the undersigned have executed this consent as of this 6 day of December, 2006.



President



Vice-President



Secretary

Treasurer

Carriage Parc Estates

HOMEOWNERS ASSOCIATION

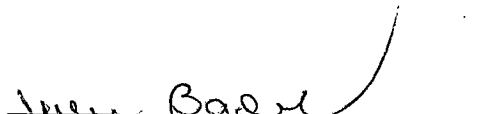
PO Box 5720
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RESOLUTION OF THE BOARD OF CARRIAGE PARC ESTATES HOMEOWNERS ASSOCIATION

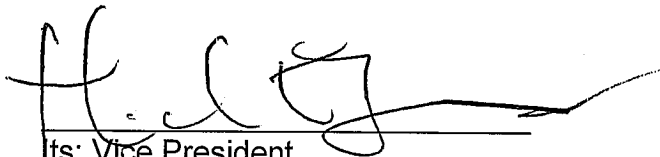
The Board of directors of Carriage Parc Estates Homeowners Association under authority of section 3.6 of the Covenants, Conditions and Restrictions hereby adopts the following rule regarding Parking.

All authorized licensed passenger vehicles per sections 5.5 and 5.11 of the CC&R's should be parked first within the Garage and second in a private driveway. Overflow parking of one (1) passenger vehicle is allowed on three (3) inches of packed granite, concrete or asphalt so long as authorized licensed vehicles are well maintained and are not leaking fluids of any kind. No vehicle which is abandoned or inoperative may be stored or kept on any lot or in front of any lot in such a manner to be visible from any other lot or on any lot or any street or alleyway within or adjacent to Carriage Parc Estates. All parking within Carriage Parc Estates is to be consistent with the Town of Gilbert Code.

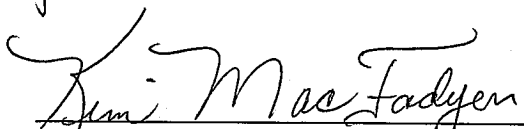
Approved and acknowledged this 6 day of December, 2006.



Its: President



Its: Vice President



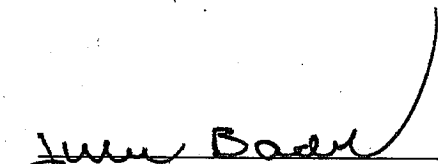
Its: Secretary

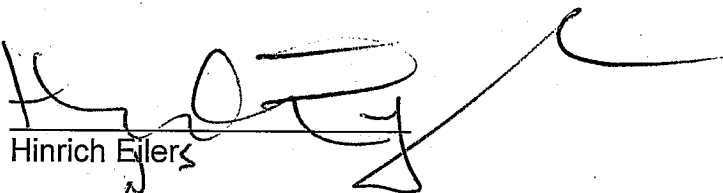
RESOLUTION OF THE BOARD OF
CARRIAGE PARC ESTATES
HOMEOWNERS ASSOCIATION

The Board of Directors of Carriage Parc Estates Homeowners Association hereby Adopt the following resolution regarding animals:

All animals in owner's front yards, common areas, areas of the Associations responsibility, or any public or private street within the project are to be leashed and in a responsible owner's control at all times. Leashes are to be no longer than 6 ft. All animals not in the owner's presence are to be maintained in the back yards only. It is the Board's discretion as to what animal is deemed a nuisance, disturbance, or hazard to other owner's health, safety, welfare or peaceful enjoyment of their lots.

Approved and acknowledge this date: April 9, 2007


Julie Bader


Hinrich Eilers


Kim Macfadyen