

When Recorded Return To:

etcreso20140212-3-1-1--
Yorkm

Clint G. Goodman, Esq.
GOODMAN LAW OFFICE, P.C.
4140 E. Baseline Road, Suite 111
Mesa, Arizona 85206

**RESOLUTION OF THE BOARD OF DIRECTORS FOR
EL TOVAR CONDOMINIUMS HOMEOWNERS ASSOCIATION**

A. WHEREAS, El Tovar Condominiums Homeowners Association ("Association") is an Arizona non-profit corporation and condominium association organized pursuant to a Declaration of Horizontal Property Regime and Declaration of Covenants, Conditions and Restrictions ("CC&Rs") recorded in the Maricopa County Records, Instrument No. 1985-0040356, and the Arizona Condominium Act, A.R.S. §§ 33-1201, *et seq.*

B. WHEREAS, Section 7 of the CC&Rs sets forth the Association's general maintenance obligations with regard to the Common Elements.

C. WHEREAS, Section 12 of the CC&Rs sets forth the Unit Owners' obligations toward repair of the Common Elements, stating:

Each Owner shall furnish and be responsible for, at his own expense, all of his maintenance, repairs and replacements within his own Unit and any portion of the air conditioning, electrical, plumbing and heating systems and lines which exclusively serve his Unit; and each Owner shall keep the patio and balcony areas, if any adjacent to his Unit in a neat, clean and attractive condition. If, due to the willful or negligent act of an Owner or a member of his family or guest or other occupant or visitor of such Owner, or other person for whom such Owner may be responsible, damage shall be caused to the Common Elements or to a Unit or Units owned by others or maintenance, repairs or replacements shall be required which would otherwise be a Common Expense, then such Owner, if liable for such damage under local law, upon receipt of a statement from the Board shall pay for such damage and for such maintenance, repairs or replacements as may be determined by the Board.

D. WHEREAS, A.R.S. § 33-1255(C) provides:

Unless otherwise provided for in the declaration all of the following apply:

1. Any common expense associated with the maintenance, repair or replacement of a limited common element shall be equally assessed against the units to which the limited common element is assigned.
2. Any common expense or portion of a common expense benefitting fewer than all of the units shall be assessed exclusively against the units benefitted.

NOW THEREFORE BE IT RESOLVED that the Board of Directors for the Association, in furtherance of its general rule-making authority, duties set forth in the CC&Rs and the Arizona Condominium Act, hereby adopts the following resolution:

1. Any common expense incurred by the Association regarding maintenance, repair or replacement of a limited common element shall be equally assessed against the Units to which the limited common element is assigned.
2. Any common expense or portion of a common expense expended pursuant to the Association's obligations in Section 7 or 12 of the CC&Rs that benefits fewer than all of the Units shall be assessed exclusively against the Units benefitted.

CERTIFICATION

I HEREBY CERTIFY that the foregoing is true and correct and was a regularly presented to and adopted by the Board of Directors for the Association at a meeting duly called and held at 6pm on the 6th day of Feb., 2014, at which a quorum of Directors were present and voted, and that such Resolution is duly recorded in the minute book of the Association.

El Tovar Condominiums Homeowners Association

By: Gregory Gammons
Its President

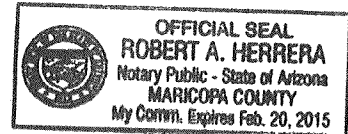
By: Shannon Hilker
Its Secretary

STATE OF ARIZONA)
)
County of Maricopa) :ss

The foregoing instrument was acknowledged before me this 6th day of February, 2014, by Gregory Gammons, President of the Association, on behalf of the Association.

[Signature]
Notary Public

My Commission Expires: Feb. 20, 2015



STATE OF ARIZONA)
)
County of Maricopa) :ss

The foregoing instrument was acknowledged before me this 6th day of February, 2014, by Shannon Hilker, Secretary of the Association, on behalf of the Association.

[Signature]
Notary Public

My Commission Expires: Feb. 20, 2015

