

# *Hieroglyphic Trails*

## *Homeowners Association*

### *Board Resolutions*



*Hieroglyphic Trails*  
*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  
HIEROGLYPHIC TRAILS HOMEOWNERS ASSOCIATION  
C/O PREFERRED COMMUNITIES  
P.O. BOX 5720, MESA, ARIZONA 85211  
(480) 649-2017 FAX (480) 649-6274**

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

WHEREAS, Article 5.9 of the Declaration of Covenants, Conditions and Restrictions for Hieroglyphic Trails Homeowners Association provides the Board of Directors with the authority to set forth collection policies, "The board shall have the right to adopt rules and regulations setting forth procedures for the purpose of making Assessments and for the billing and collection of the Assessments". 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 quarterly assessment due date, a late notice is sent to the homeowner and a late fee assessed,
- b) 45 days after the quarterly 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 quarterly assessment due date, and "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 quarterly 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 quarterly 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 quarterly assessment due date, Summons and Complaint are filed with the East Mesa 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 Hieroglyphic Trails Homeowners Association.

RESOLVED, that the Hieroglyphic Trails 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

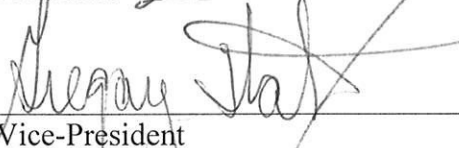
RESOLVED, that the Hieroglyphic Trails Homeowners Association Board of Directors and Preferred Communities shall afford homeowners the opportunity to initiate a time-payment plan in order to reduce or eliminate their outstanding debt to the Association, specified in writing and mutually agreed to by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

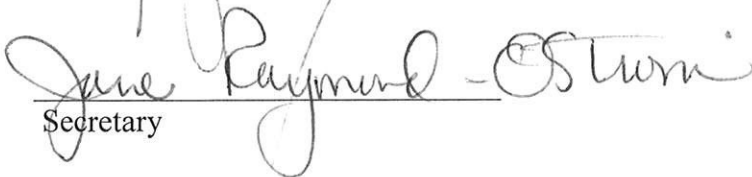
RESOLVED, that any subsequent default, cessation or refusal to make timely and consistent payments on such time-payment plan shall constitute default on the part of the homeowner and shall result in initiation of legal collection procedures; and

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 3 day of Feb., 2010

  
\_\_\_\_\_  
President

  
\_\_\_\_\_  
Vice-President

  
\_\_\_\_\_  
Secretary

**HIEROGLYPHIC TRAILS HOMEOWNERS ASSOCIATION ACTION BY THE  
BOARD OF DIRECTORS**

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**JANUARY 3, 2007**

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

**DATED** as of the 3RD day of January 2007.

**Violations** will be cumulative for the fiscal year. Beginning January 1.


1. First letter Reminder/warning 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.
7. Construction work performed on Sundays will be fined at \$500.00 per occurrence.

**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.
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 Hieroglyphic Trails Homeowners Association Board of Directors on the above date.

  
HOA ~~Secretary~~ Treasurer

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

**UNANIMOUS CONSENT TO ACTION BY THE BOARD OF DIRECTORS OF  
HIEROGLYPHICS TRAIL 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 Hieroglyphics Trail Homeowners Association, Inc., an Arizona non-profit corporation, here by take the following action in writing at a duly called meeting of the members.

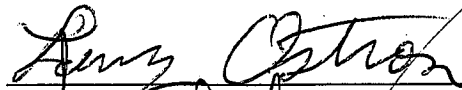
RESOLVED, that the Board of Directors of Hieroglyphics Trail Homeowners Association, Inc., pursuant to Article 6, under Section 6.7:

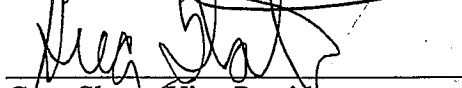
No garbage or trash shall be placed or kept on any property except in covered containers or a type, size and style that are approved by the Board. In no event shall such containers be maintained so as to be Visible from Neighboring Property except to make the same available for collection and then, only for the shortest time reasonably necessary to effect such collection. The Board shall have the right to require all Owners to place their garbage or trash containers at a specific location for collection or to require all Owners to subscribe to a trash collection service. All rubbish, trash and garbage shall be removed from the Lots and shall not be allowed to accumulate thereon. No incinerators shall be kept or maintained on any lot. No garage or trash containers shall be kept or placed on any grass or other landscaped area.

RESOLVED, that The Board of Directors has determined that all residents will use one provider within Hieroglyphics for purpose of the trash services with one company.

LARRY OSTROM, President  
GREG SLATER, Vice President  
JANE OSTROM, Secretary

IN WITNESS WHEREOF, the undersigned have executed this consent as of this  
2 APRIL day of APRIL, 2010.

  
Larry Ostrom, President

  
Greg Slater, Vice-President

  
Jane Ostrom, Secretary

(2)  
R

When recorded mail to:

Hieroglyphic Trails Homeowners Association

PO Box 5720

Mesa, AZ 85211-5720



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Virginia Ross

DATE/TIME: 03/22/2019 0825

FEE: \$9.00

PAGES: 2

FEE NUMBER: 2019-019966

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**CAPTION HEADING:**

Board Resolution

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DO NOT REMOVE

This is part of the official document.



**UNANIMOUS CONSENT TO ACTION BY THE BOARD OF DIRECTORS OF  
HIEROGLYPHIC TRAILS HOMEOWNERS ASSOCIATION  
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PO BOX 5720, MESA, ARIZONA 85211  
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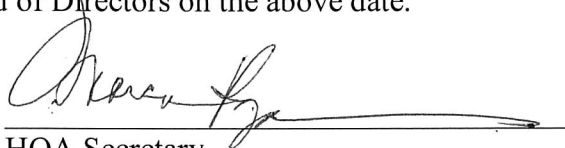
Pursuant to the authority contained in the Arizona Revised Statutes and the governing documents of the Association, the Board of Directors of the Hieroglyphic Trails Homeowners Association hereby adopts the following resolution by unanimous consent for and as the actions of the Hieroglyphic Trails Homeowners Association, as of the date set forth below:

**RESOLVED**, to adopt the following:

1. Pursuant to Section 5.7 of the CC&R's, a Working Capital Fee in the amount of **\$100.00** shall be charged to each purchaser immediately upon becoming an owner of a Lot.
2. Pursuant to Section 5.8 of the CC&R's, a Transfer Fee in the amount of **\$500.00** shall be charged to each purchaser immediately upon becoming an owner of a Lot.


**DATED** the 19<sup>th</sup> day of March 2019.

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

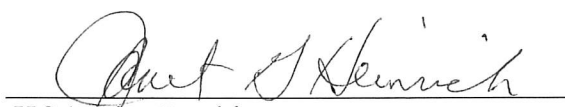
  
\_\_\_\_\_  
HOA Secretary

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