

LAKE PATAGONIA RANCH PROPERTY OWNERS ASSOCIATION B
RESOLUTION OF THE BOARD OF DIRECTORS
Adopting Design Guidelines

WHEREAS, the Amended Declaration of Covenants, Conditions and Restrictions for Lake Patagonia Ranch (“CC&Rs”), at Section 5, provides, in part:

No residence, building, guest house, garage, carport, tackroom, equipment room, fence, wall or other structure shall be commenced, erected, installed or maintained, until the plans and specifications and model number, where appropriate, reflecting the nature, kind, shape, height, color, materials, floor plans, location and approximate cost of such improvements shall be submitted to and approved by Declarant or person or persons from time to time appointed by Declarant or Declarant’s designated successor...The Declarant or its assigns shall have absolute discretion in rejecting any proposed improvement for any reason, including, but not limited to, aesthetics. The Declarant or its assigns shall have the right to waive a particular prohibition contained in these Restrictions where a hardship would otherwise exist, provided such waiver does not abrogate the overall stated intention and purpose hereof. All subsequent additions to or changes or alterations in any of the above referred to improvements shall also be subject to the prior approval of Declarant on the same basis set forth above.

WHEREAS, Lake Patagonia Ranch Property Owners Association B (“Association”) is the successor to and assignee of the Declarant’s rights and obligations set forth in the CC&Rs relating to architectural review and approval and enforcement of the use restrictions set forth therein..

WHEREAS, the Association’s Articles of Incorporation (“Articles”), at Article IV, provide the Association is organized to conduct:

All lawful business for which corporations may be incorporated under the laws of the State of Arizona...and specifically, but not in limitation thereof, for those purposes as set forth in the Amended Declaration of Covenants, Conditions and Restrictions for Lake Patagonia Ranch...and [to] do all other appropriate, or convenient[, things] in furtherance of its operation as an owners association, and in

accordance with these Articles, the Bylaws, and any adopted rules and regulation.

WHEREAS, the Bylaws of Lake Patagonia Ranch Property Owners Association B (“Bylaws”) provide, at Article I, Section 5, in part:

The function which the Association shall initially perform is that of Architectural Control Committee and road maintenance, together with all purposes and functions of the Association provided for in the Amended Declaration of Covenants, Conditions and Restrictions for Lake Patagonia Ranch...

WHEREAS, the Bylaws, at Article VIII, grant the Board of Directors (“Board”) all the powers established in the Articles, Bylaws, and CC&Rs, and specifically the following powers:

4. Subject to the provisions of the Restrictions, to adopt and establish rules and regulations governing Architectural control, and to take such steps as it deems necessary for the enforcement of such rules and regulations.

5. To enforce all applicable provisions of the Restrictions, these Bylaws and all other regulations relating to the control, management and use of the Association property.

...

10. To carry out such duties as provided for in the Restrictions.

...

16. To appoint such other committees as it deems necessary from time to time in connection with the affairs of the Association.

...

WHEREAS, the Board has formed an Architectural Control Committee (“Committee”), or assumed the role and responsibilities of that Committee, to oversee the review of plans for all improvements and modifications on or to the owners’ properties that are subject to the architectural approval requirements set forth in the CC&Rs.

WHEREAS, the Board has determined it is in the best interests of the Association to adopt guidelines implementing the design criteria and standards governing the owners and their properties set forth in the CC&Rs and to provide consistent guidance to the Committee in its application of those criteria and standards during the course of architectural review.

WHEREAS, the Board now desires to adopt those guidelines in the form of the Design Guidelines attached hereto as **Exhibit “A”** (“Guidelines”).

WHEREAS, at a duly called meeting of the Board held on _____, at which a quorum was present, a majority of the directors present voted to approve the Guidelines.

NOW, THEREFORE, the Board hereby resolves as follows:

1. The Guidelines are adopted and made effective as of the date of this resolution set forth below.
2. The Guidelines are enforceable by the same means and methods as the Association may use to enforce the CC&Rs, including, but not limited to, those remedies detailed in the Association’s Enforcement Policy.
3. The Board reserves the right to amend or supplement the Guidelines as it determines necessary in its sole discretion.

IN WITNESS WHEREOF, this resolution adopting and approving the Guidelines is hereby made as of the date set forth below.

By: _____
Board President

DATE: _____

WHEREAS, the Board has determined it is in the best interests of the Association to adopt guidelines implementing the design criteria and standards governing the owners and their properties set forth in the CC&Rs and to provide consistent guidance to the Committee in its application of those criteria and standards during the course of architectural review.

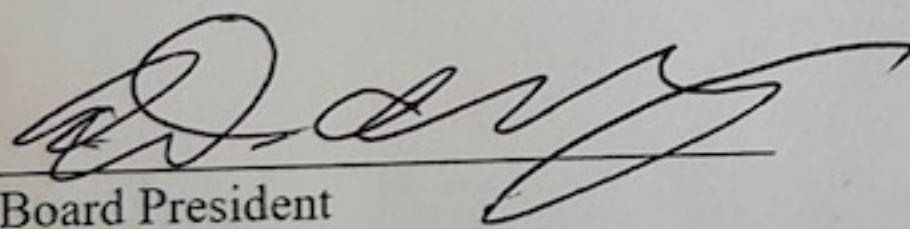
WHEREAS, the Board now desires to adopt those guidelines in the form of the Design Guidelines attached hereto as **Exhibit "A"** ("Guidelines").

WHEREAS, at a duly called meeting of the Board held on 10/8/24 at which a quorum was present, a majority of the directors present voted to approve the Guidelines.

NOW, THEREFORE, the Board hereby resolves as follows:

1. The Guidelines are adopted and made effective as of the date of this resolution set forth below.
2. The Guidelines are enforceable by the same means and methods as the Association may use to enforce the CC&Rs, including, but not limited to, those remedies detailed in the Association's Enforcement Policy.
3. The Board reserves the right to amend or supplement the Guidelines as it determines necessary in its sole discretion.

IN WITNESS WHEREOF, this resolution adopting and approving the Guidelines is hereby made as of the date set forth below.

By: 
Board President

DATE: 10/8/24

EXHIBIT A

DESIGN GUIDELINES