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RESOLUTION OF THE

MOUNTAIN BRIDGE COMMUNITY ASSOCIATION

BOARD OF DIRECTORS

AMENITY ACCESS POLICY

AUTHORITY AND PURPOSE FOR THE RESOLUTION:

WHEREAS, the Mountain Bridge Community Association is a nonprofit corporation duly organized and existing under the laws of the State of Arizona; and

WHEREAS, the Board of Directors wishes to adopt an amenity access policy regarding the use and distribution of the amenity access apparatuses to accommodate multiple amenity access points within the community.

NOW THEREFORE, BE IT RESOLVED: The Association hereby adopts a Policy as follows:

- Scope: In accordance with the Mountain Bridge Community Association's ("Association") authority granted under the governing documents, the Association through its Board of Directors ("Board"), hereby adopts this Amenity Access Policy ("Policy").

- Purpose. This Policy applies to the use and distribution and use of the amenity access apparatuses for the entrance and exit of the Owners' Club pool, club, gym, courtyard, sport court area, Villa clubhouses, pools and gyms inclusive. Further, the amenity access apparatuses are not to be distributed to non-residents, unless a tenant has completed the application process.

- Access System Devices:

    - Each Lot/Unit will receive two mobile devise access apps at no charge.
    - Owners may purchase not more than one key fob for $25.00 and with the understanding that they must relinquish one mobile devise application.
    - Each Lot/Unit will have no more than two amenity access opportunities (two mobile devices or one mobile device and one key fob).
    - A lost or stolen fob may be replaced at a cost of $50.00. Lost or stolen fobs will be disabled to prevent further access.
    - In accordance with the Collection Policy, access may be suspended for non-payment of assessments or if residents exhibit destructive behavior in an amenity or do not follow amenity rules.

- Tenants:

    - If the property is leased, the Owner must register the Lot/Unit as a rental.
    - A Tenant Registration Form must be completed and accompany a one-time per tenant fee of $25.00.

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- The tenant cannot obtain access until the Tenant Registration Form has been completed and received by Management and the $25.00 fee has been paid.
- Tenants on behalf of the owner may receive two mobile devise access apps at no charge.
- Tenants representing the owner may purchase not more than one key fob for $25.00 and with the understanding that they must relinquish one mobile devise application.
- Each Lot/Unit will have no more than two amenity access opportunities (two mobile devices or one mobile device and one key fob).
- A lost or stolen fob may be replaced at a cost of $50.00. Lost or stolen fobs will be disabled to prevent further access.
- Access may be suspended for non-payment of assessments or if residents exhibit destructive behavior in an amenity or do not follow amenity rules.
- *Article 4, Section 4.1.2 of the Declaration of the Covenants, Conditions and Restrictions for the Mountain Bridge Community Association. If a Lot is leased or rented by the Owner thereof, as provided above, the Lessee and other Residents residing with such Lessee shall have the right to use the Master Common Area during the term of the lease, and the Owner of such Lot shall have no right to use the Master Common Area until the termination or expiration of such lease.*

PRESIDENT'S CERTIFICATION

The undersigned, being the President of the Association, certifies that the foregoing Resolution was adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors on October 28, 2025.

MOUNTAIN BRIDGE COMMUNITY ASSOCIATION, an Arizona nonprofit corporation.

BY: Signed by: B4E5ABB4030F4B1... 11/17/2025 President

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DOCUMENT REVISION HISTORY

A document revision history is used to provide an audit trail of all approved changes made to the document after initial approval and publication. Changes will be reviewed and approved prior to incorporating into the document using established approved methods of review and approval. Updated revisions of this document will be made as approved changes impact the page numbers or content. This information will also be logged in the change control log. For columns not applicable, enter "N/A"

Table 1 is used to register all changes made to the documents that are part of the Mountain Bridge Community Association Enforcement Policy.

Approved Date	Status: (Baseline, Revision, Cancelled)	Document Version Number	Page(s) Affected	Description of Revision (Include Document Name and Reason for change)	Author
08-26-2025	Baseline				CCMC
10-28-2025	Revised	Two	Two	To clarify, the number of access devise opportunities to not exceed.	CCMC

Table 1: Document Revision History Log