RED ROCK VILLAGE COMMUNITY ASSOCIATION
RESOLUTION OF THE BOARD OF DIRECTORS
EXTERIOR MAINTENANCE STANDARD

The Board of Directors of Red Rock Village Community Association ("Board") hereby resolves to adopt the attached Policy governing the Exterior Maintenance Standard within Red Rock Village ("Policy"), as of the date set forth below ("Resolution").

RECITALS

WHEREAS, Red Rock Village Community Association ("Association") is governed by the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Red Rock Village, recorded on February 10, 2022, at Fee Number 2022-016254 in the Official Records of Pinal County, Arizona ("CC&Rs"), as well as the Red Rock Village Community Association Bylaws ("Bylaws").

WHEREAS, pursuant to the CC&Rs, at Article 1, Section 1.29, define the Maintenance Standard within Red Rock Village as:

> …the standard of maintenance of Improvements established from time to time by the Board or, in the absence of any standard established by the Board, the standard maintenance of Improvements generally prevailing throughout the Project.

WHEREAS, the CC&Rs, at Article 7, Section 7.2, make Owners responsible for maintaining their Lots and all Improvements within them, stating, specifically, in part:

> Each Owner of a Lot or Parcel shall be responsible for maintaining, repairing or replacing his Lot or Parcel and the Residential Unit and all other buildings, landscaping or other Improvements situated thereon…All buildings, Residential Units, landscaping and other Improvements shall at all times be kept in good condition and repair in accordance with the Maintenance Standard…

WHEREAS, the CC&Rs, at Article 7, Section 7.4, provide:

> In the event any portion of any Lot or Parcel is not maintained in accordance with the Maintenance Standard…the Board may make a finding to such effect, specifying the particular condition or conditions that exist, and pursuant thereto give notice thereof to the offending Owner that unless corrective action is taken within fourteen (14) days, the Board may cause such action to be taken at said Owner's cost. If at the expiration of said fourteen-day period of time the requisite corrective action has not been taken, the Board shall be authorized and empowered to cause such action to be taken and the cost thereof shall be paid by such Owner to the Association upon demand.

WHEREAS, pursuant to the CC&Rs, at Article 9, Section 9.1.3, and A.R.S. § 33-1803(B), the Association may levy reasonable monetary penalties against any Owner for violation of the CC&Rs, Bylaws, Association Rules ("Rules"), or any other governing documents of the Association (together, "Governing Documents") after notice and an opportunity to be heard.

WHEREAS, the CC&Rs, at Article 5, Section 5.3, authorize the Board to adopt, amend, or repeal rules and regulations governing, among other things, minimum standards for any maintenance of Lots and Parcels.

WHEREAS, the Bylaws, at Article 3, Section 3.11, provide the Board has all powers necessary to administer the affairs of the Association, other than to make any decision reserved to the Members of the Association.

WHEREAS, the Board has determined it is in the best interests of the Association to more specifically define the Maintenance Standard applicable to the condition of the exterior of Owners' homes to provide Owners better guidance on what is required of them to meet that standard.

WHEREAS, the Board has therefore determined to adopt the Policy, in the form attached hereto as Exhibit "A," which will upon adoption become a part of the Rules.

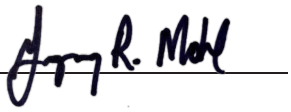
WHEREAS, at a duly held Board meeting at which a quorum was present on 11 JUNE, 2026, a majority of directors present voted to adopt the Policy.

RESOLUTION

NOW, THEREFORE, the Board hereby resolves to adopt the Policy in the form attached hereto as Exhibit "A."

IN WITNESS WHEREOF, the Board has hereby adopted the Policy as of the date set forth below.

RED ROCK VILLAGE COMMUNITY ASSOCIATION

By: Greg Mohl 

Its: President

DATE: 11 JUN 2026

EXHIBIT A

RED ROCK VILLAGE COMMUNITY ASSOCIATION

EXTERIOR MAINTENANCE STANDARD

The Board of Directors ("Board") of Red Rock Village Community Association ("Association") has adopted the following Policy establishing the Maintenance Standard for the exterior surfaces of the Owners' Residential Units and other Improvements within the Lots and Parcels ("Policy") pursuant to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Red Rock Village, recorded on February 10, 2022, at Fee Number 2022-016254 in the Official Records of Pinal County, Arizona ("CC&Rs").

1. General Exterior Maintenance Schedule. Subject to the terms and conditions of this Policy, each Owner shall repair, restore, and apply a fresh coat of paint to the exterior surfaces of any painted Improvements on the Owner's Lot no later than ten (10) years after the date on which the Owner last painted the exterior surfaces of the Improvement. Prior to applying the paint, the Owner shall submit an application to the Association's Architectural Review Committee ("ARC") and receive written approval for the selected paint color from the ARC, even if the color is the same as the one applied to the home previously.

2. Restoration of Deteriorated Exteriors. Notwithstanding Section 1 of this Policy, the Association may, at any time, require an Owner to repair and restore the exterior surface of an Improvement and apply a fresh coat of paint, in an approved color, if the Association observes the exterior is weathered, deteriorated, or otherwise in disrepair, which may include, but is not limited to observations of one or more the following:

- A chalky appearance;
- Chipping;
- Exposed wood, exposed stucco, or exposed metal;
- Discoloration;
- Blotches; or
- Cracked Stucco.

3. Notice of Need to Restore. If an Owner does not repair, restore, and apply a fresh coat of paint, with approval, to the exterior surface of an Improvement within the ten-year period in Section 1 of this Policy, or when required pursuant to Section 2 of this Policy, then the Association shall send the Owner written notice the Owner needs to, as applicable, repair, restore, and apply a fresh coat of paint in an approved color within (30) days from the date of the notice. If the Owner fails to take the action required by the notice within that thirty-day period, then the Association shall find the Owner to be in violation of the Owner's maintenance obligations in the CC&Rs. The Owner is then subject to the Association's rights and remedies for enforcement of the CC&Rs, which include, but are

not limited to, issuing monetary penalties or seeking injunctive relief in court. The Association may adopt a specific fine schedule for violations of this Policy as part of its adopted Enforcement Policy.

4. Disputing the Notice.

4.1 If the Owner believes the exterior of the Improvement at issue does not need to be repaired, restored, and freshly painted, then the Owner may dispute the notice the Association gives pursuant to Section 3 of this Policy by submitting a written request for the Association to retain a licensed professional painting contractor to provide a written opinion on the condition of the Improvement's exterior and the recommended maintenance.

4.2 The Association shall have sole discretion to select the contractor. The Association shall provide the Owner a copy of the contractor's opinion. After reviewing the opinion, the Association shall issue a decision on whether, when, and how the Owner is required to repair, restore, and paint the exterior of the Improvement. The Association's decision shall state the date by which the Owner must complete the repair, restoration, and painting.

4.3 If the Owner fails to complete the work by that date, then the Owner is subject to the Association's rights and remedies for enforcement of the CC&Rs, as detailed in Section 3 of this Policy.

4.4 By submitting this request to dispute the notice, the Owner expressly agrees to reimburse the Association for half the costs the contractor bills to the Association to produce the opinion. The Owner further agrees that such obligation to reimburse the Association is both a personal obligation and a charge against the Owner's Lot secured by the Association's Assessment lien.

5. Self-Help. If an Owner fails to perform any exterior maintenance, repairs, restoration, or painting up to the Maintenance Standard, then the Association may, but is not obligated to, follow the procedures set forth in Article 7, Section 7.4 of the CC&Rs to enter onto a Lot and complete any necessary work to bring the exterior surfaces of any Improvement on the Lot up to the Maintenance Standard. As provided in the CC&Rs, the Association shall charge all costs associated with these efforts to the Owner, and those charges are secured against the Owner's Lot as part of the Association's Assessment lien. All Owners are deemed to be on notice of these rights, expressly acknowledge them, and agree not to interfere in any way with the conduct of the Association or its contractors in course of performing any such work on the Lot.

6. Enforcement Authority Retained. Notwithstanding anything in this Policy, the Association retains and reserves its full right and authority to enforce all restrictions and covenants in the CC&Rs governing the maintenance and appearance of the Lots, Parcels, and Improvements whenever the Board determines necessary based upon the observations of its representatives.

7. Rights Reserved. The Association's rights and authorities detailed in this Policy are entirely in addition to, and not in place of, and in no way limit or modify, any of the Association's rights and authorities established in any Governing Documents or the law. To the extent consistent with the CC&Rs and Arizona law, the Board may, for any reason in its sole discretion, deviate from any of the procedures set forth in this Policy, which includes, but is not limited to, providing for an accelerated notice period or escalating enforcement action immediately to fines or legal action.

8. Defined Terms. Unless specifically defined otherwise in this Policy, all capitalized terms used herein have the meanings set forth in the resolution adopting this Policy or the CC&Rs.

9. Captions and Headings. The captions and headings in this Policy are inserted for convenience of reference only and shall not be used to interpret, construe, or in any way affect the meanings of the terms and provisions of this Policy.