BELLA VISTA COMMUNITY ASSOCIATION

BOARD OF DIRECTORS

RESOLUTION #1
Adopted 10/26/1998 as Resolution 98-1

HOMEOWNERS DUES - AMOUNT, DUE DATES AND LATE PAYMENT PENALTY

Per the Associations governing documents, the Board of Directors is authorized to set the amount of dues, due dates and late payment penalty fee. Therefore, the Board of Directors has resolved that:

1. Dues shall be per the budget adopted by the Board annually.

2. All dues are payable quarterly in advance and shall be received at the Association’s office in Bullhead City on or before the first day of each month, immediately following billing.

3. Any dues not received in Bullhead City within 15 days of the due date shall be considered late and are subject to late charges.

4. Late fee charges are to be $15.00 for each billing period received late.

5. It shall be the responsibility of the management agent to record payment dates, assess late charges as necessary and to send late letters as late charges are posted.

6. Late fee charges collected shall be deposited in the Associations operating account.
SUSPENSION OF MEMBERS RIGHTS TO VOTE ON ASSOCIATION BUSINESS AND TO USE COMMON AREAS AND GROUNDS.

Per the Association’s governing documents, the Board of Directors is authorized to suspend the right to vote and the use of common elements for lack of payment of Association assessments. Therefore, the Board of Directors has resolved that:

1. Upon any payment being late (See Resolution #1 for definition), the member’s right to vote on association business or to use the common areas and/or elements shall be automatically suspended without further action by the Board of Directors.

2. The common areas and/or elements include the pool/spa, courts, clubhouse, and/or any other space considered common grounds, area/or elements by the Association.

3. Upon the payment becoming late, the management agent shall, without further action by the Board of Directors, notify the member in writing of the suspension of his rights and of the further steps that will be taken if not paid promptly.
RESOLUTION #3
Adopted 10/26/1998 as Resolution 98-3

AUTHORIZED LEGAL PROCEEDINGS AGAINST PROPERTY OWNERS WHO ARE LATE ON PAYMENTS

Per the Association’s governing documents, the Board of Directors is authorized to take legal action against members for non-payment of dues. Therefore, the Board of Directors has resolved that:

1. Immediately upon the second consecutive payment being late (See Resolution # 1 for definition) a lien on the property shall be recorded by the Association.

2. The management agent and/or attorney is hereby instructed to notify the member in writing of the action being taken.

3. A charge of $125.00 is to be added to the delinquent Owner’s statement to cover legal fees.

4. It shall be the management agent=s responsibility to make sure that all reasonable costs and attorney fees are paid by the member and are to be added to the member’s statement prior to releasing the lien and/or settling the lawsuit.

5. All fees collected shall be deposited in the Association’s operating account.
RESOLUTION #4
Adopted 10/26/1998 as Resolution 98-4

ADOPTION OF RULES AND REGULATIONS

Per the Association’s governing documents, the Board of Directors is authorized to adopt Bella Vista Rules covering all common areas. Therefore, the Board of Directors has resolved that:

1. The Bella Vista Rules are the official Rules and Regulations for all common areas and are to be followed by all members.

2. The Bella Vista Rules shall remain in effect without further action by the Board until further notice.

3. In the future, the Board may revise these Rules by a majority vote of the Board and distribute them to owners without revising this resolution and/or adopting a new resolution.

4. During the course of the calendar year the Board of Directors may create and/or modify existing Rules and Regulations as needed for the health, safety and welfare of the association. These changes shall take effect once notice of the change is communicated to an owner who is in violation, or upon the annual publishing of the changes in an addendum to the Bella Vista Rules and Regulations, as noted below. (2003)

5. Near the end of each year the Documents Committee shall review and incorporate any changes made during the year by the Board, and integrate those changes into an Addendum to the Rules and Regulations, which is submitted to the board for their approval before being recorded. (2003)

6. After approved by the Board and recorded with the Mohave County Recorder’s Office, the Addendum shall be mailed to the membership. Periodically the Board may authorize a complete update of the Master Set of Rules and Regulations which will incorporate all items listed on each annual addendum into the context of the Rules and Regulations. (2003)
NOTIFICATION OF SALE AND TRANSFER FEE

Per the Association’s governing documents the Board of Directors is authorized to require notification of sale and a transfer fee and as such has resolved the following:

1. The Owner selling and/or transferring ownership and/or the title company handling the transaction shall immediately notify the Association of the pending sale or transfer.
2. The Owner shall also advise the name, address and phone number of the firm handling the escrow and/or title transfer.
3. There shall be a $75.00 transfer fee paid to the Association and it shall be deposited in the Association’s operating account.
4. The management agent on behalf of the Association shall make disclosure to the purchaser per ARS, Section 33-1806, paragraph A (1-6) and paragraph C.
5. An amount equivalent to one (1) pay period Association dues shall be paid in advance by the new owner.
6. The management agent is to make sure that all of the above is concurred with prior to close of escrow or transfer.
7. The transfer fee shall be paid from the operating account to the Management Agent in exchange for performing the above outlined services associated with the sale of the property. (12/14/01)
RESOLUTION #6
Adopted 10/26/1998 as Resolution 98-6

NOTIFICATION OF AND/OR FINES FOR VIOLATION OF ARTICLES, BYLAWS, C C & R’S AND/OR RULES AND REGULATIONS.

This resolution was deleted 12/14/01
The information can be found in The Rules and Regulations Section XVI Enforcement Procedures.
NOTIFICATION OF AND/OR FINES FOR NONCOMPLIANCE OF ARTICLES, BYLAWS, C C & R’ S AND/OR RULES AND REGULATIONS

This Resolution was deleted 12/14/01
The information is contained in
The Rules and Regulations
Section XVI Enforcement Procedures
ENTRY GATE POLICY - CODES, DIALER, OPENERS

1. Each quarter (every three calendar months starting January 1 each year) the entry code that will open the main gate shall be changed to a single code agreed upon by the Board of Directors, and published in the quarterly Newsletter.

2. Upon completion of a home and the installation of a phone, the Management Agent at the owner’s request is instructed to enter the owner’s name, phone number and three (3) digit directory code which will allow visitors to contact owner/residents from outside the gate and allow the owner/resident to open the gate remotely to allow the visitors access into the subdivision.

3. For those owners desiring a remote opener (like a garage door opener) the owners are encouraged to work with their builder and or garage door opener supplier to coordinate the opener frequency and codes to allow for a multi button opener which with the same opener will allow opening the subdivision gates as well as the owner’s garage doors.

4. The Association will maintain a small supply of remote single and multi-button openers at the Management Agent’s office. These openers will be available for purchase by owners at the Association’s approximate cost at the time.

5. Information regarding the single and multi-button openers, frequencies, codes, operating, etc. will be included in each Architectural submittal packet and will be available at the Management Agent’s office.
RESOLUTION #9
Adopted 10/26/1998 as Resolution 98-8b

USAGE POLICY FOR COMMON AREAS
(CLUBHOUSE, POOL, SPA, COURTS, ETC.)

Per the Association’s governing documents, the Board of Directors is authorized to establish policies, Rules and Regulations governing the use of common properties and facilities. Therefore the Board of Directors has resolved that:

1. Use of common areas is limited to owners, members of owner’s family, tenants, guests or invitees.

2. Owners may delegate their right to use the common areas and facilities to a tenant or lessee by providing written notification to the Association.

3. All persons using the common area must adhere to the adopted Bella Vista Rules and Regulations.

4. At all times the owners remain responsible for the actions of their family, guests, invitees, tenants, and lessee.

5. May 18, 2012 Amendment

A MOTION was made by Tony Rocco seconded by Marilyn Gabriele if an owner is more than $150.00 past due in their fees, the common area privileges will be deactivated with a 30 day notice. The Motion passed unanimously. It was also made part of the motion that once the amount due falls below $150.00 common area privileges will be restored.
RESERVE FUND

Per the Association’s governing documents the Board has established a Reserve Fund. Therefore, the Board of Directors has resolved that:

1. The intent of the Reserve Fund is to collect funds on a gradual basis to fund the predictable expenses of periodic major repairs or replacement, so as to eliminate and/or reduce the amount of any special assessments.

2. The only items to be funded by the Reserve Fund for common elements are as follows:
   A. Streets-Repair/Maintenance
   B. Walls-Major Repair/Maintenance
   C. Fences/Gates- Major Repair/Maintenance
   D. Landscaping-Major Replacement
   E. Pool/Spa-Major Repair/Replacement
   F. Pool Furniture- Replacement
   G. Clubhouse Bldg- Major Repair/Maintenance
   H. Clubhouse Interiors- Major Repair/Replacement
   I. Clubhouse HVAC Major Repair/Replacement
   J. Pumps- Major Repair/Replacement
   K. Equipment -Major Repair/Replacement
   L. Courts- Major Repair/Maintenance
   M. Shop/Entry Buildings -Major Repair/Maintenance
   N. Lakes - Major Repair
   O. Any other asset owned by the association identified and evaluated as part of the Reserve Study.

3. The Board of Directors at their Annual Budget Meeting, shall determine the amount to be deposited in the Reserve Fund for the coming year.

4. The Management Agent is hereby instructed to deposit a prorata share of the dues collected (based on Adopted Budget) into the Reserve Fund on a quarterly basis.

5. If year-end funds permit, the Board may transfer funds from the Operating Account into the Reserve Account by directing the Management Agent to make a transfer of a specific amount as directed by the Board.

6. Any expenditures from the Reserve Fund must be approved by a majority of the Board of Directors.
PROXY DISTRIBUTION AND VALIDATION

Per the Association’s governing documents, members may vote at Association meetings via proxy, providing the owner is in good standing, which means they are current in payment of all annual and special assessments and have not had their voting rights suspended for infraction of rules and regulations. To define the procedure to be used for distribution and validation of proxies, the Board of Directors has resolved that:

1. Prior to any meetings, the Association will mail an official pre-printed Association proxy to each Owner, one proxy for each unit owned.
2. Each proxy shall provide for the Owner to proxy to the Board of Directors or to anyone of their choice.
3. Proxies must be returned to the Association’s Secretary prior to the date listed in the official meeting notice.
4. Only official pre-printed Association proxies will be counted. Copied proxies and/or letters will not be accepted.
5. The Association’s Secretary shall review each proxy submitted prior to the meeting and shall rule on each as being valid or invalid.
6. All valid and invalid proxies shall be taken to the meeting and if during registration it is determined that an owner who tendered a proxy is in attendance the proxy will be destroyed and returned to the Owner during registration.
7. After registration and prior to voting, the Board and/or anyone else who has a proxy given to them will be given additional voting ballots in a number equal to the number of proxies tendered to them.
8. After the voting ballots have been counted and validated by the inspectors and announced at the meeting, proxies will be destroyed.
RECORDS

Per the Associations governing documents members may inspect books, records and papers of the Association. To define the procedure to be used for inspection and/or copying of Association records, the Board of Directors has resolved that:

1. Inspection of Association records shall be done at the Management Agent’s office.
2. Owners requesting inspection shall give advance notice to the Management Agent as to their desire to make an inspection and which files they wish to review.
3. The principal owner of the Management Agent will set an appointment time during reasonable business hours when the files requested may be reviewed by the Owner.
4. The Management Agent shall allow up to thirty minutes for the inspection process, without cost to the Association.
5. For inspections exceeding thirty minutes, the Management Agent shall have the right to charge the inspecting member an hourly charge for the excess time. Charges shall be $50.00 per hour for the principal and $25.00 per hour for staff members of the Management Agent.
6. For copies, the Management Agent shall have the right to charge the inspecting owner a per copy charge of $.10 per copy.
7. There shall be no cost to the Association for this service.
Per the Association’s governing documents, the Board of Directors is authorized to appoint committees by Resolution. The duties, powers, composition, and operation of the Committee shall be in accordance with the terms of the Resolution and/or any rules adopted by the Board of Directors. As it pertains to a Violations Committee, the Board of Directors has resolved that:

1. A Violations Committee is hereby established.
2. The Violations Committee shall consist of at least two and no more than five members of the Association. The Chairman shall be elected by the members of the Committee.
3. The Violations Committee members shall be appointed by a majority vote of the Board of Directors and shall serve until resignation or removal by the Board.
4. The Violations Committee shall draft Rules and Regulations for all Association common areas and submit them to the Board for review and adoption. If experience dictates that revisions are needed, the committee shall recommend any revisions to the Board.
5. The Violations Committee shall be the policing unit of the Association for the enforcement of the Declaration, Articles or Incorporation, Bylaws, Rules and Regulations and Board Resolutions as adopted.
6. Enforcement shall be per the procedures spelled out in the governing documents.
7. The Violations Committee shall have the authority to instruct the Management Agent to send a “Courtesy Letter”, “Demand Letter”, and “Notice of Hearing Letter” to each Owner who does not comply with the provisions of the Governing Documents.
8. The Committee shall have the authority to recommend to the board that fines be levied per the established Association policies when Owners do not comply.
NOMINATING COMMITTEE

Per the Association’s governing documents, the Board of Directors is authorized to appoint a Nominating Committee. The duties, powers, composition, and operations of the Committee shall be in accordance with the terms of the Resolution and/or any rules adopted by the Board of Directors. As it pertains to a Nominating Committee, the Board of Directors has resolved that:

1. A Nominating Committee is hereby established.
2. The Nominating Committee shall consist of a Chairman, plus two or more additional members of the Association. The Board members who may be serving on the Committee shall not be up for election the year they serve on the Nominating Committee.
3. The Nominating Committee shall be appointed by a majority vote of the Directors at the close of an Annual Meeting and shall serve until the close of the next Annual meeting.
4. Nominations for election to the Board of Directors shall be made by the Nominating Committee. The Nominating Committee shall make as many nominations for election to the Board of Directors as it shall in its discretion determine, but not less than the number of positions to be filled.
5. The Nominating Committee shall publish a memorandum outlining the qualifications and introduction of each candidate to be mailed with the notice of the Annual Meeting. Literature soliciting candidates shall be mailed with the newsletter and given a deadline of two weeks prior to the mailing of the Meeting notice.
6. The establishment of the Nominating Committee shall not preclude a member from making nominations from the floor at the Annual Meeting.
7. At the board meeting preceding the mailing of the annual meeting materials, the board shall discuss and vote on a resolution outlining the board’s position on whom they will support in the election, so that the information can be included on the proxy, and those who elect to give their proxy to the board will know how the board intends to vote.
NEWSLETTER COMMITTEE

Per the Association’s governing documents, the Board of Directors is authorized to appoint committees. The duties, powers, composition and cooperation of the Committee shall be in accordance with the terms of the Resolution and/or any rules adopted by the Board of Directors. As it pertains to a Newsletter Committee, the Board of Directors has resolved that:

1. A Newsletter Committee is hereby established.
2. The Newsletter Committee shall consist of a Chairman, plus two (2) or more additional members of the Association.
3. The Newsletter Committee members shall be appointed by a majority vote of the Board of Directors and shall serve until resignation or removal by the Board.
4. The Newsletter Committee shall be responsible for preparing a newsletter to be mailed quarterly. The content of the newsletter shall be reviewed by the Association President and/or his designee prior to mailing.
5. The Newsletter Committee shall coordinate the publication of the newsletter to coincide with the mailings done by the Management Agent.
6. The Management Agent shall be responsible for the copying, folding, inserting and mailing of the newsletter along with the statements.
Per the Association’s governing documents, the Board of Directors is authorized to appoint committees. The duties, powers, composition, and operation of the Committee shall be in accordance with the terms of the Resolution and/or any rules adopted by the Board of Directors. As it pertains to a Facilities Committee, the Board of Directors has resolved that:

1. A Facilities Committee is hereby established.
2. The Facilities Committee shall consist of a Chairman, and two or more additional members of the Association.
3. The Facilities Committee members shall be appointed by a majority vote of the Board of Directors and shall serve until resignation or removal by the Board.
4. The Facilities Committee serves in an advisory capacity to the Board of Directors for all common areas. Initially they shall inventory and prepare a detailed listing of all common areas and then shall be responsible for monitoring the maintenance of common areas and reporting any deficiencies and suggesting any improvements or amenities to be added to the common areas.
5. The reporting of any major deficiencies and/or the request for any improvements or amenities which will result in an expenditure over $500 must be submitted in writing to the Board for approval prior to committing to the expense.
6. The Facilities Committee shall pay particular attention to the long range needs of the Association and shall develop and keep updated a rolling five year facilities plan for improvements or additional amenities to the common areas which can be implemented by the Board over time as funds are available. Said plan shall be regularly updated and submitted to the Board in written form.
BOARD OF DIRECTORS
RESOLUTION #17
Adopted 10/26/1998 as Resolution 98-16

ARCHITECTURAL COMMITTEE
Per the Association’s governing documents, the Board of Directors is authorized to appoint an Architectural Committee. The duties, powers, composition, and operation of the Committee shall be in accordance with the terms of the Resolution and/or any rules adopted by the Board of Directors. As it pertains to a Architectural Committee, the Board of Directors have resolved that:

1. A Architectural Committee is hereby established.
2. The Architectural Committee shall consist of three members of the Association. Two or more constitutes a quorum. Two alternate members shall be appointed to act as substitutes for absent regular members.
3. The individual members of the Committee shall be appointed by a majority vote of the Board of Directors and shall serve for a three (3) year term and until the appointment of a successor. Any new member appointed to replace a member who has resigned or been removed shall serve such members unexpired terms.
4. No regular or alternate member may be removed from the Architectural Committee by the Board except by the vote or written consent of four fifths of all members of the board.
5. The members of the committee shall elect the Chairman
6. The Committee shall adopt Architectural Committee Rules covering the conduct of its proceedings as well as any that are required for the Committee to carry out its duties. These guidelines may be regarding design, placement of buildings, landscaping, color of homes, exterior finishes and materials and similar fixtures which are recommended for use in Los Lagos.
7. Copies of the Architectural Committee Rules shall be included in the Architectural submittal packet which shall be available to any owner or contractor upon request.
8. It shall be the responsibility of the Architectural Committee to enforce the Architectural Committee Rules that are adopted by the Architectural Committee, and/or as specified in the Association’s governing documents.
9. Enforcement shall be per the procedures spelled out in the C. C. & R’s, Articles, Bylaws and/or Board of Directors Resolutions and the Association’s Rules and Regulations.
10. The Architectural Committee shall have the authority to instruct the Management Agent to send “Demand for Abatement” and/or “Notices of Noncompliance” as well as “Notice of Action” notices when owners do not comply.
11. The Committee shall have the authority to initiate cease and desist letters from the attorney or court injunctions when the owners defy the appropriate letters.
RESOLUTION #18
Adopted 10/26/1998 as Resolution 98-17

ACTIVITIES COMMITTEE

THIS RESOLUTION WAS RESCINDED BY THE PASSAGE OF RESOLUTION # 22
RESOLUTION #19
Adopted 10/26/1998 as Resolution 98-18

WAIVING OF ASSESSMENTS

Per the Association’s governing documents, the Board of Directors is authorized to establish Board Resolutions by which to administer the affairs of the Association. Therefore, the Board of Directors has resolved that:

1. Any request to delete, reduce, or waive any Association assessment shall be in written form only and be directed to the Board of Directors.

2. Upon receipt of any such request, the Board shall consider the request at their next regularly scheduled meeting.

3. After discussion, the Board, by a majority vote of the quorum present, shall make a decision and shall instruct the Management Agent accordingly.

4. In the event the Board authorizes an individual Board Member, the Association attorney and/or Management Agent to negotiate a settlement involving a lawsuit, bankruptcy or foreclosure, the person so authorized may waive assessments as deemed necessary to conclude the settlement procedure.

5. In the event it is determined that the Management Agent has made a clerical billing error, the Management Agent is authorized to make the corrections required to correct the mistake.
BOARD OF DIRECTORS

RESOLUTION #20
Adopted 10/26/1998 as Resolution 98-19

BOARD MEMBER CONTACT WITH ASSOCIATION ATTORNEY

Per the Association’s governing documents, the Board of Directors is authorized to establish Board Resolutions by which to administer the affairs of the Association. Therefore, the Board of Directors has resolved that:

1. The management agent shall be the contact person between the Association and attorney to handle all routine administrative matters not requiring specific Board approval.

2. In those cases requiring specific Board action, the Board shall appoint one of its members to be the Board contact person with the attorney.

3. In the event any individual Board member is named individually in litigation and/or is subpoenaed in a legal matter, they shall have the right to meet with the attorney as deemed necessary by the Association attorney.

4. In the event an individual Board member desires an opinion and/or wishes to discuss an association matter individually with the Association’s attorney, he/she shall direct a written request to the President of the Association explaining what they wish to discuss and how it pertains to the Association.

5. The President shall have the authority to authorize contact with the attorney on association matters. On complex and/or issues involving already existing litigation, the President shall poll the Board prior to authorizing any individual contact with the attorney.
BELLA VISTA COMMUNITY ASSOCIATION

BOARD OF DIRECTORS

RESOLUTION #21
Adopted 10/26/1998 as Resolution 98-20

INSTALLATION OF ATV® ANTENNAS

Whereas the Federal Communications Commission (FCC) adopted a rule effective October 14, 1996, preempting certain restrictions in the Association governing documents concerning the installation, maintenance, and use of direct broadcast satellite, television broadcast and multipoint distribution service antennas and

Whereas, the Association desires and intends to adopt restrictions governing installation, maintenance, and use of antennas in the best interest of the Community and consistent with the FCC rules.

Therefore, the Board of Directors has resolved that:

1. Direct broadcast satellite (DBS) and multipoint distribution service (MDS) antennas of one meter or less in diameter and antennas designed to receive television broadcast signals may be installed.

2. Any antenna not covered by the above description is still subject to the Association governing documents and may be prohibited.

3. Installation of antennas shall be per the Rules and Regulations entitled A Rules and Regulations for Installation of Antennas.

4. A notification process entitled “Notice of Intent to Install Antenna” is hereby established as a part of the Rules and Regulations.

5. A letter notifying all existing owners of the adoption of the “Rules and Regulations for Installing Antennas” shall be sent.

6. Copies of the Rules and Notice shall be given to any requesting owner at no charge.

7. In the future the A Rules and Regulations for Installing Antennas: shall be included in the Disclosure package sent to all buyers by the Association.
BELLA VISTA COMMUNITY ASSOCIATION
BOARD OF DIRECTORS

RESOLUTION #22
Adopted 03/30/01 as Resolution 2001-01

ACTIVITIES COMMITTEE
Per the Association’s governing documents, the Board of Directors is authorized to appoint committees. The duties, powers, composition, and operation of the Committee shall be in accordance with the terms of this Resolution and/or any rules adopted by the Board of Directors. As it pertains to an Activities Committee, the Board of Directors has resolved that:

1. The Board Resolution Number 98-17 is hereby dissolved.
2. An Activities Committee is hereby re-established.
3. The Activities Committee shall consist of a Chairman, Vice Chairman, Treasurer and Secretary elected from the Activities Committee Membership, comprised of two members representing each of the Special Interest Groups (SIG), as listed below.
4. The Activities Committee shall be responsible for facilitating the requirements of each Special Interest Group, which includes providing the necessary support materials and supplies, so that the Special Interest Group(s) can conduct their activities to the benefit of the membership of the Bella Vista Community Association.
5. Each SIG shall submit annually, its schedule of events, funding requirements, and any anticipated income revenues by October 1, to the Activities Committee to allow the Committee to combine schedules, funding requirements and anticipated revenues into one budget, to be submitted to the Bella Vista HOA Board for approval.
6. The SIG initially shall include the following:
   a. Bunco, Crafts, Tennis, LLCC, TV Sports Viewing, Monday Night Cards, Image Committee
7. Financial information shall be submitted on the form, attached and identified as Exhibit A.
   a. All income shall be accounted for in the line item of, labeled Activities Committee, which shall be under the control of the manager, subject to managements spending authorization, and insurance coverage.
   b. Each SIG may have input on the distribution of net revenues (funds available after payment for all expenses) at the end of calendar year.
   c. Distribution of un-budgeted funds requires approval of an officer of the Activities Committee. Otherwise, payment for any budgeted item(s) may be requested by an officer of the SIG directly to the manager.
7. Adding or subtracting any SIG requires approval of the Activities Committee, and ratification of the Association’s Board of Directors.
8. A Specific member of the Activities Committee shall be responsible for the scheduling of any and all events at the Clubhouse. The Special Events Scheduler (SES)
shall advise the management company of all requests, and will coordinate with the manager receipt and return of all deposits, and the receipt of any fees generated by usage of the Clubhouse. The fees collected shall be considered income for the Activities Committee.
Per the Association’s governing documents, the Board of Directors is authorized to appoint committees by Resolution. The duties, powers, composition and operation of the Committee shall be in accordance with the terms of the Resolution and/or any rules adopted by the Board of Directors. As it pertains to the Los Lagos Community Image Committee, the Board of Directors has resolved that:

1. A Marketing Committee is hereby established. This provision of Resolution # 23 on 5/17/02 was amended to change the name of the Committee to The Los Lagos Community Image Committee

2. The Los Lagos Community Image Committee shall consist of a Chairperson or Co-Chairpersons, appointed by the committee members. The Chairperson or Co-Chairpersons will report to the Board at the periodic Board Meetings.

3. Membership on the Committee is open to members of the association.

4. It shall be the goal of the Committee to create a positive image of living in Los Lagos to the existing owners of property, not yet developed within the community. This “image” will be promoted through usage of a portion of the Newsletter, or via flyers, included with the Newsletter, e-mail, websites and any other effective means of sharing information about Los Lagos.

5. It shall be the goal of the Committee to assist those seeking help in developing their property within Los Lagos, to facilitate development, with non-financial support.

6. Efforts to reach the above goals shall be measured after 12 months during discussions with the Board of Directors, to determine their effectiveness and the need to continue with the committee. This provision of Resolution # 23 was amended 5/17/02 to provide for an additional 12 month period for the committee to function with a review scheduled in April, 2003.

6. This Committee shall be considered one of the Special Interest Groups that participate in the Activities Committee with regard to funding. A budget must be created for this committee, which must then be incorporated in the budget for the Activities Committee, to be submitted to the board for authorization.

THIS COMMITTEE WAS DISBANDED
Recognizing that the members of the Facilities Committee serve on a volunteer basis, without compensation, it is the intention of this resolution to reimburse such individuals for the mileage on their personal vehicles, used to conduct business on behalf of the Association.

Recognizing that the Association governing documents permit reimbursement for out of pocket expenses, the Board of Directors hereby establishes the following policy regarding reimbursement for such expenses, made on behalf of the Association, by members of the Facilities Committee.

1. When a committee member utilizes their personal vehicle for the benefit of the Association, the owner of said vehicle is entitled to reimbursement for mileage in lieu of costs for gas, lubricants, insurance and the wear and tear on the vehicle.

2. In order to receive reimbursement from the association, the owner of the vehicle must:
   a. Maintain a record of all starting and stopping mileage, in both directions to an identified destination, for an identified purpose.
   b. The record must identify the date the trip was started, and the date the trip ended.
   c. The record must identify the name of the person driving the vehicle.
   d. Only one report per driver may be submitted, after it has been approved.
   e. The driver must have on record, proof of adequate insurance to protect the association.
   f. The purpose of the trip must be for the sole benefit of the association, as determined by the Chairperson of the committee, whose signature must accompany any request for reimbursement.
REQUEST FOR REIMBURSEMENT OF MILEAGE EXPENSES

Name: ________________(Please print your name) As a member of the Facilities Committee, I hereby request reimbursement for expenses identified below.

Mailing Address;

Authorization *

(Print Co-Chairman’s NAME)            THEIR SIGNATURE                       (Date)

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USE ADDITIONAL ATTACHED PAGES IF NECESSARY

Total Mileage Driven: _______ Times $0.325 Per mile =

In order to receive reimbursement of your mileage, you must have on file, or provide with this request, a valid driver’s license, and proof of insurance. Each request must be signed by a Committee Co-Chairperson.

By signing below, I hereby release the Bella Vista Community Association and all those associated with the Association from liability for any and all acts associated with the above expenses. I further attest to the validity of the above information.

Your Signature:
BOARD OF DIRECTORS

RESOLUTION #25
Adopted June 21, 2002

LONG RANGE PLANNING COMMITTEE

Per the Association’s governing documents, the Board of Directors is authorized to appoint committees. The duties, powers, composition, and operation of the Committee shall be in accordance with the terms of the Resolution and/or any rules adopted by the Board of Directors. As it pertains to a Long Range Planning Committee, the Board of Directors has resolved that:

3. A Long Range Planning Committee is hereby established.
4. The Long Range Planning Committee shall consist of a Chairman, and two or more additional members of the Association.
5. The Long Range Planning Committee members shall be appointed by a majority vote of the Board of Directors and shall serve until resignation or removal by the Board.
6. The Long Range Planning Committee serves in an advisory capacity to the Board of Directors for all common areas.
7. Initially they shall utilize the inventory of all common areas to determine their current capacity in relationship to the current resident population of Los Lagos.
8. By projecting the future growth of the community against the current capacity of the existing facilities, a 5 year, 10 year and 20 year forecast can be created.
9. These future plans will be compared to the Facilities Committee’s Five Year Plan
   a. The Facilities Committee Five Year Plan projects the life expectancy of all existing facilities and assets.
   b. The Long Range Planning Committee will forecast the additional facilities required while taking into consideration the effect of the growing usage on the existing facilities.
10. The results shall be presented to the board annually for their review. This report will
    a. Prioritize the need for additional facilities.
    b. Provide cost information in terms of present costs and projected future costs.
    c. The Committee may recommend various means of financing the additional facilities and/or modifications to the existing facilities to accommodate the increasing population..

THIS COMMITTEE WAS DISBANDED BY THE BOARD
BEAUTIFICATION COMMITTEE

Per the Association’s Governing Documents, the Board of Directors is authorized to appoint committees. The duties, powers, composition and operation of the committee shall be in accordance with the terms of the resolution and/or any rules adopted by the Board of Directors. As it pertains to the Beautification Committee, the Board of Directors has resolved that:

1. A Beautification Committee is hereby established.

2. The Beautification Committee shall consist of a Chairperson, and two but not more than four additional members of the Association.

3. The Beautification Committee Members shall be appointed by a majority vote of the Board of Directors and shall serve until resignation or removal by the Board.

4. The Beautification Committee serves in an advisory capacity to the Board of Directors for all common areas.

5. The Beautification Committee will project a priorities five year plan for upgrading and updating the common areas. This plan will include each year’s projected changes, including present costs and estimated future costs.

6. The Beautification Committee will consult with the Facilities Committee with regard to the Facilities Committee’s Five Year Maintenance Plan. The Maintenance Budget and Reserve Budget for those items in the common areas that the Beautification Committee proposed to upgrade or add to the common areas.

7. These two Committees (Beautification Committee and the Facilities Committee) need to consult with each other on a regular basis so that there is no duplication of effort and that both committees look to the future of the increased usage or the Association’s common area and facilities and the increased population in Los Lagos.

8. The Beautification Committee will present their plan to the Board of Directors during the final quarter of each calendar year with revisions during the year as needed due to unexpected circumstances.
NEIGHBORHOOD WATCH COMMITTEE

Per the Association’s Governing Documents the Board of Directors is authorized to appoint committees. The duties, powers, composition and operation of the Committee shall be in accordance with the terms of the Resolution and/or any rules adopted by the Board of Directors. As it pertains to the Neighborhood Watch Committee, the Board has resolved that:

1. A Neighborhood Watch Committee is hereby established.
2. The Neighborhood Watch Committee shall consist of a Chairperson, and three or more additional members of the Association.
3. The Neighborhood Watch Committee shall be appointed by a majority vote of the Board of Directors and shall serve until resignation or removal by the Board.
4. The Neighborhood Watch Committee’s purpose is to organize the residents of the Community into groups determined by location. Each group will have a Team Leader. Each resident is to provide his or her Team Leader with an emergency phone number in case of damage to the resident’s home or property. If possible the residents should advise their Team Leader when they are going to be absent from their property for more than two days.
5. The Team Leaders will inform the Chairperson of all activity in their section on a timely basis.
6. Residents should call “911” when they see something that is obviously suspicious, and then advise their team leader and/or Chairperson.
7. The Chairperson will report to the Board all activity at the monthly BOD meeting that the Committee is aware of.
8. The Chairperson will be kept updated with regard to all security improvements as they are planned and may give input before a final decision is made by the Board of Directors.
BELLA VISTA COMMUNITY ASSOCIATION

BOARD OF DIRECTORS

RESOLUTIONS

AMENDED TO BOOK 4331 PG 47

Bella Vista Community Association is the governing body for Los Lagos Subdivision, Tract 4096 A. Mohave County, Arizona

(Edited and updated as of November, 2003)

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* NOTE: The *Edited and updated as of November, 2003* edition shall become the *Master Set* of Resolutions. Any updates will be included in an annually prepared Addendum, which shall be recorded and distributed to the membership. Periodically the entire set of Resolutions will be republished incorporating the information from the Addendum to create a new Master Set of Resolutions.*