

HIGHLINE RANCH HOMEOWNERS ASSOCIATION

Resolution of The Board of Directors for

COLLECTION OF UNPAID CHARGES

WHEREAS, the "Declaration" is the Declaration of Covenants, Conditions and Restrictions recorded in Maricopa County at Document Number 2001-0778026, 08/23/2001, 3:22.

WHEREAS, "Assessments," as used in this Resolution, includes all amounts validly assessed against Unit Owner ("Owner") pursuant to the Declaration, the Association's Bylaws, Rules and Regulations, and any Board of Director Resolution, including, but not limited to common expenses, interest, fees, fines, attorney fees and all collection costs;

WHEREAS, Article 3.10.7 of the Articles of Incorporation and Arizona law allow the Board of Directors to adopt rules and enforce compliance with the Declaration;

WHEREAS, Articles 9.1 and 6.11.5 of the Declaration and Arizona law authorize the Board of Directors to enforce provisions of the Declaration, including action to collect unpaid assessments;

WHEREAS, from time to time Owners become delinquent in the payments of Owner assessments and fail to respond to the demands from the Board to bring their accounts current; and it is imperative assessment payments are timely received;

WHEREAS, the Board deems it in the Association's best interest to adopt a uniform and systematic procedure for the collection of unpaid assessments in a timely manner, and further believes it to be in the Association's best interest to refer these accounts promptly to Red Rock Financial Services for collection so as to minimize the Association's loss of assessment revenue,

WHEREAS, the Board deems it in the Association's best interest to delegate some authority to Red Rock Financial Services to take various collection related action,

NOW, THEREFORE, IT IS RESOLVED, that the following steps be adopted to provide for the uniform and systematic procedure for the collection of unpaid assessments:

1. If any installment of the annual assessment remains unpaid by an Owner for more than thirty (30) days from its due date, the Board may assign each delinquent Owner to Red Rock Financial Services ("RRFS") for collection action. The Board of Directors authorizes RRFS to perform any and all collection activities as outlined in the attached Collection/Fee Schedule without further Board of Director approval except as outlined below,

2. If an Owner proposes to repay a past due balance in installments, the Board of Directors authorizes RRFS firm to enter into a repayment agreement, provided at minimum, the Owner pays the remainder is paid in full within nine month period. Any installment agreement that does not meet these criteria at minimum must be approved by the Board of Directors,

NOW, BE IT FURTHER RESOLVED, that nothing in this Resolution precludes the Board of Directors from taking further action in the collection of unpaid assessments permitted by the Association's governing documents or applicable law, including, but not limited to, adopting or enforcing rules regarding the termination of utility services paid for out of assessments of the association and access to and use of recreational and service facilities available to owners and, after giving notice and an opportunity to be heard, terminate the rights of any owners to receive such benefits or services until the correction of any violation covered by such rule has occurred

NOW, BE IT FURTHER RESOLVED that a copy of this resolution shall be sent to all Owners at their last known address

ATTEST:

Nue N. Perilla Gutierrez
President, Board of Directors for

Date: 9/29/11

John D. Schuffel
Board Member for

Date: 9/29/11

Kimpeña
Board Member for

Date: 9/29/11

Henry A. Walter
Board Member for

Date: 9/29/11