

**MILLSTONE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS RESOLUTION**

This Resolution is hereby adopted by a majority of the Board of Directors (“Board”) for Millstone Homeowners Association (“Association”) and is effective as of the date of adoption stated herein below.

RECITALS

WHEREAS, the Association is governed by the Declaration of Covenants, Conditions and Restrictions for Millstone recorded with the Office of the Maricopa County Recorder at Instrument No. 2005-0593099 and the First Amendment recorded at Instrument No. 2005-0674575 (“CC&Rs”), the Association’s Bylaws, the Association’s Rules and Regulations (“Rules”), the Association’s Enforcement Policy (“Enforcement Policy”) adopted on February 22, 2018, and all other Resolutions or policies adopted by the Association (collectively referred to herein as the “Governing Documents”).

WHEREAS, Section 8.6 of the CC&Rs and Section 3.9.7 of the Bylaws provides the Board of Directors (“Board”) with the authority to make and enforce reasonable Rules and Regulations governing the use of the Lots, Common Elements and all parts of the Project (collectively referred to herein as the “Community”).

WHEREAS, in accordance with Section 3.9.19 of the Bylaws and Arizona Revised Statutes §33-1242(A)(11) the Association has authority to assess fines for violations of the Governing Documents.

WHEREAS, capitalized words in this Resolution shall carry the same meaning as defined in the Governing Documents unless stated otherwise herein.

WHEREAS, Owners, guests, invitees, and tenants are obligated to abide by the Governing Documents and this Resolution.

WHEREAS, the Board of Directors seeks to amend its Rules and Enforcement Policy to address specific violations in the Community and establish accompanying fines for said violations and in the event of any conflict between this Resolution and the Enforcement Policy, the language herein shall control.

THEREFORE, BE IT RESOLVED that the Board, pursuant to the Governing Documents and Arizona law, hereby amends its Rules and Enforcement Policy as follows:

1. The Board hereby establishes the following rules to be incorporated into the Rules:
 - a. **Public Urination**: Public urination by an Owner, or the Owner’s guest, resident, tenant or invitee, is strictly prohibited anywhere in the Community, including, but not limited to, patios, balconies, porches, parking areas, and Common Elements.

5. Notwithstanding the foregoing, and after providing an Owner with its first notice of violation of the Specific Rules, nothing in this Resolution will limit the Association's right to pursue any and all legal rights and remedies to address an Owner's violation of the Specific Rules.
6. Unless otherwise stated herein, all other provisions of the Governing Documents shall remain in full force and effects.

This Resolution was passed this 22 day of September, 2020, by a majority of the Board of Directors for the Association as evidenced by signatures below.

MILLSTONE HOMEOWNERS ASSOCIATION

By: 
 Catherine B Simpson (Sep 21, 2020 22:20 PDT)

By: PATRICIA ENGLIN
 PATRICIA ENGLIN (Sep 22, 2020 09:27 CDT)

By: 
 Russell e. Greey (Sep 22, 2020 07:41 PDT)

By: Grant Croissant
 Grant Croissant (Sep 22, 2020 11:29 PDT)

By: _____

By: _____

Signature: 
 Catherine B Simpson (Sep 21, 2020 22:20 PDT)

Email: cbsimpsonaz@cox.net

Title: Board Member

Company: Millstone HOA

Signature: PATRICIA ENGLIN
 PATRICIA ENGLIN (Sep 22, 2020 09:27 CDT)

Email: patriciaenglin@gmail.com

Title: Manager

Company: First solar

Signature: 
 Russell e. Greey (Sep 22, 2020 07:41 PDT)

Email: rgreey@greepickett.com

Title: President

Company: Greepickett

Signature: Grant Croissant
 Grant Croissant (Sep 22, 2020 11:29 PDT)

Email: gcroissant@360cloudsolutions.com

Title: Board member

Company: Millstone HOA












Millstone Resolution


Final Audit Report

2020-09-22

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