

venu GRAYHAWK CONDOMINIUM ASSOCIATION

**BOARD OF DIRECTORS
AMENDED RESOLUTION
REGARDING GREAT ROOM ACCESS AND KEY FOB DEACTIVATION
POLICY for CC&R VIOLATORS
*Effective August 1, 2023***

WHEREAS, the Board of Directors (the “Board”) of the Venu at Grayhawk Condominium Association, Inc. (the “Association”), an Arizona non-profit corporation, hereby approves the following action at a duly called meeting of the Board.

WHEREAS, the Association is bound by the Condominium Declaration for Venu at Grayhawk Condominium, recorded in the Office of the Maricopa County Recorder at Instrument No. 2004-0207062 (the “Declaration”), and all amendments thereto. The Declaration applies to the real property as described in the condominium plat for Venu at Grayhawk Condominium, recorded in the Office of the Maricopa County Recorder.

WHEREAS, all Common Elements, including the Limited Common Elements, within the Association are governed by the Declaration;

WHEREAS, Article 6, Section 6.3 of the Declaration allows the Association, through the Board of Directors, to adopt and enforce reasonable rules and regulations governing all parts of the Association, including the Common Elements, Limited Common Elements and Units;

WHEREAS, the Association’s Great Room is part of the Association’s Common Elements;

WHEREAS, the Declaration, at Article 13, Section 13.1 provides that the Association may suspend the right to the use of the Common Elements by an Owner or the Owner’s Permittees for any period during which any assessment or other charges against the Owner remains unpaid or for any period more than fifteen (15) days:

WHEREAS, the Association has issued key fobs to Owners to access certain Common Element amenities, including but not limited to the Great Room, pool and the fitness center;

WHEREAS, pursuant to Section 13.1 of the Declaration, the Board of Directors wishes to deactivate all key fobs issued to Owners or their Permittees who are delinquent in their assessments or other charges owed to the Association; and

NOW, THEREFORE, based on the Board's authority to adopt and enforce reasonable rules and regulations governing all parts of the Association, including the Common Elements, Limited Common Elements and Units, the Board hereby adopts the following resolution and makes the provision below part of the Association's rules and regulations:

- 1. All individuals entering the Association's Great Room, with the exception of employees and approved vendors, must sign in with the Association's concierge upon entry. Failure to sign in with the concierge may result in denial of access to the Great Room and its facilities and/or the imposition of fines in accordance with the Association's established fine policy. This requirement applies regardless of an individual's presentation of an access card and applies equally to owners, tenants, and other residents, and the guests of owners, tenants, and other residents.**

- 2. Delinquent in the payment of Home Owner Association assessments, fees, collection charges, late fees, attorneys' fees and/or fines ("Association Charges"): The Board of Directors, by way of this Resolution and the Management, shall deactivate key FOBs for any Owner (and their tenants, invitees, and permittees) if a homeowner is delinquent in the payment of Association Charges in an amount greater than \$1,000.00. The Association will turn off the Owner's FOB and all amenities use privileges for the Owner, or the Owner's guest, tenants, or residents until the amount owing is paid in full.**

- 3. Violation of the Short Term Rental policy: The Board of Directors, by way of this Resolution and Management, shall deactivate key FOBs for any Owner (and their tenants, invitees, and permittees) if a homeowner is found to be in violation of the Short Term Rental policy defined in 'Venu at Grayhawk Condominium Association Short Term Rental Violation Schedule'. The Association will turn off the Owner's FOB and all amenities use privileges for the Owner, or the Owner's guest, tenants, or residents for a total of 40 days (after which #2 of this document applies).**

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A majority of the Board of Directors adopted the above resolution at a duly called meeting of the Board of Directors on this 6th day of July, 2023.

Venu at Grayhawk Condominium Association, Inc.

DocuSigned by:
By: Steve Wezler
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Its: **President**