RESOLUTION OF THE BOARD OF DIRECTORS
ANATOLIAN COUNTRY ESTATES HOA

Common Area Suspension Policy
Effective: ~~October~~ 1st, 2026

Pursuant to the Declaration of Covenants, Conditions, and Restrictions for Anatolian Country Estates recorded at Document No. 20060052173 in the Maricopa County Recorder's Office as may be amended (the "Declaration"), the following resolution is hereby adopted by the Board of Directors of the Anatolian Country Estates HOA, an Arizona non-profit corporation (the "**Association**").

WHEREAS, the Board of Directors (the "**Board**") of the Association, hereby approves the following action at a duly called meeting of the Board;

WHEREAS, Article 4, Section 4.1.1(iv) of the Declaration provides as follows:

> The right of the Association to suspend the right of an Owner to use the Common Area (other than the right of an Owner and such Owner's family, tenants and guests to use any streets which are part of the Common Area for ingress or egress to the Owner's Lot) if such Owner is more than fifteen (15) days delinquent in the payment of Assessments or other amounts due to the Association or if the Owner has violated any other provisions of the Project Documents and has failed to cure such violation within fifteen (15) days after the Association notifies the Owner of the violation. Any suspension of an Owner's right to use the Common Area shall also extend to the Lessees and Residents of the Owner's Lot and their guests and invitees.

WHEREAS, Article 5, Section 5.3 of the Declaration allows the Association, acting through the Board of Directors, to adopt, amend and repeal rules and regulations for the management of the Areas of Association Responsibility which includes the Common Areas;

WHEREAS, the Board of the Association finds there is a need to memorialize in writing the policy and procedures for the suspension of Common Areas for when Owners or Residents fail to abide by the Project Documents;

NOW, THEREFORE, IT IS RESOLVED, based on the Board's authority to adopt and enforce reasonable rules and regulations governing the Common Areas of the Association, and has the right to suspend an Owner's use of the Common Area in accordance with Article 4, Section 4.1.1(iv) the Board hereby adopts the following "Common Area Suspension Policy" and makes the provisions below part of the Association's rules and regulations:

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1. **Policy Objective**. Adherence to the Project Documents (the Declaration, Articles, Bylaws, and Rules/Design Guidelines) is of critical importance to the Association. The failure of any Owner or Resident to comply with the Project Documents prevents other Owners and Residents from the full use and enjoyment of the Association. Therefore, this Common Area Suspension Policy is hereby established in an effort to promote adherence to the Project Documents.

2. **Defined Terms.** Capitalized terms used herein but not otherwise defined herein shall have the meanings provided to such terms in the Declaration.

3. **Ownership Records**. All suspension notices and communications will be directed to those persons shown by the records of the Association as being the Owner of the Lots and will be sent to the most recent address of such Owner solely as reflected by the records of the Association. Any notice or communication directed to a person at an address, in both cases as reflected by the records of the Association as being the Owner and address for a given Lot, will be valid and effective for all purposes pursuant to this Common Area Suspension Policy until such time as there is actual receipt by the Association of written notification of any change in the identity or status of such Owner or its address or both.

4. **Common Area Privileges**. For the purposes of this Common Area Suspension Policy, "Common Areas" shall mean all property owned by the Association together with the Improvements situated thereon. Common Areas shall include all interior private streets within the Association. Provided however, no suspension shall restrict an Owner and such Owner's family, tenants, Residents and guests from using any streets which are part of the Common Area for ingress or egress to the Owner's Lot.

5. **Notice of Suspension**. Upon an Owner being more than fifteen (15) days delinquent in the payment of Assessments or other amounts due to the Association or if the Owner has violated any other provisions of the Project Documents and has failed to cure such violation within fifteen (15) days after the Association notifies the Owner of the violation, the Owner may be suspended from using the Common Areas in accordance with Article 4, Section 4.1.1(iv).

   The Notice of Suspension may be mailed, via United States Mail, to the Owner providing notice that the Owner's Common Area access has been suspended (and the suspension shall extend to any of the Owner's Residents, tenants, or guests); and informing the Owner that the Owner may submit to the Board, at least five (5) days before the effective date of the suspension a written statement contesting the

suspension and setting forth the Owner's position with respect to the suspension. For the first suspension, the suspension shall be thirty (30) days. For the second (and any subsequent) suspension in a twelve-month period, the suspension shall be sixty (60) days. Notwithstanding the submission of a written statement by the Owner or Resident, the suspension shall become effective on the effective date set forth in the Notice of Suspension, unless the Board decides that the suspension should not become effective.

6. **Suspension Effective Date**. Suspension of the Common Areas shall become effective twenty (20) days after the mailing date of the Notice of Suspension. In the event the Owner cures the violation or brings the delinquent balance current during the Common Area suspension, the suspension shall remain in affect for the entire duration of the suspension as specified in the Notice of Suspension.

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This is to certify that the foregoing resolutions were adopted by the Board of Directors of The Anatolian Country Estates HOA on the 1st day of October, 2026, to be effective as of the 1st day of October, 2026, and have not been modified, rescinded, or revoked.

Name: Bobby Jackson Tile: HOA

Signature: Bobby Jackson Date: 10 / 02 / 2026, 2026

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