

**RESOLUTION OF THE BOARD OF DIRECTORS OF
VISTOSO COMMUNITY ASSOCIATION RELATING TO REQUIRED TERMS IN
LEASES**

The Board of Directors ("Board") of the Vistoso Community Association ("Association"), acting in lieu of a meeting of the Board pursuant to A.R.S. §33-1804(C) and Article 4 Section 4 12 of the Bylaws, hereby adopts the following resolution

WHEREAS, under the present circumstances, landlords are not required to incorporate the terms and conditions of the Community Documents in leases, and many tenants are not complying with the Community Documents;

WHEREAS, facts have arisen that indicate to the Board that the best interests of the Association are best served by requiring all landlords to incorporate the language below in every lease, and to provide the Association with a copy of the lease,

WHEREAS, capitalized terms used in the Resolution shall have the same meanings as defined Arizona law, the CC&Rs, Articles of Incorporation, Bylaws and Rules, and

WHEREAS, having duly deliberated on and investigated the relative merits of requiring all landlords to include the language below in every lease, the Board adopts the following Resolution to be inserted in the minute book of the corporation

IT IS HEREBY RESOLVED. The following rule is added to the Vistoso Community Association Rules

For all rental transactions in the Association, the following language must be included in all leases in bold and all capital letters

- 1 **THE PREMISES ARE LOCATED WITHIN THE VISTOSO COMMUNITY ASSOCIATION ("ASSOCIATION"). THE ASSOCIATION IS GOVERNED BY A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, ARTICLES OF INCORPORATION, BYLAWS, RULES, DESIGN GUIDELINES AND SIGNAGE RULES (COLLECTIVELY "COMMUNITY DOCUMENTS"). THE TENANT AGREES TO COMPLY WITH ALL OF THE TERMS OF THE COMMUNITY DOCUMENTS, WHICH ARE INCORPORATED IN THIS LEASE BY THIS REFERENCE. THE LANDLORD HAS PROVIDED COPIES OF THE COMMUNITY DOCUMENTS TO THE TENANT, AND THE TENANT ACKNOWLEDGES RECEIPT OF THEM. _____ (INITIAL HERE) TENANT'S VIOLATION OF THE COMMUNITY DOCUMENTS IS GROUNDS FOR IMMEDIATE TERMINATION OF THE LEASE**
- 2 Landlords are required to provide a copy of all leases to the Association within five (5) days of the beginning of each lease term. Landlords may redact financial information contained in the lease

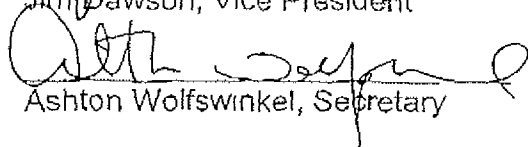
THIS RESOLUTION was adopted on February 13, 2006 after full deliberation and consent, and a unanimous affirmative vote of the Board.



Dick Maes, President



Jim Dawson, Vice President



Ashton Wolfswinkel, Secretary