

**WESTBROOK VILLAGE ASSOCIATION**  
**BOARD RESOLUTION**

**Policy Prohibiting Outside Organized Sports League Use of Association Common Area**

WHEREAS, Westbrook Village Association (the "Association") is governed by the Restated Declaration of Covenants, Conditions and Restrictions for Westbrook Village, recorded as Document No. 2007-0891149, Official Records of Maricopa County, Arizona, and all amendments thereto (the "Declaration"), and the Bylaws of Westbrook Village Association (the "Bylaws"), which provide that the Association shall be governed by a Board of Directors (the "Board");

WHEREAS, pursuant to Article II of the Declaration, each resident of the Association shall have a right and easement of enjoyment in and to the Common Area, subject to reasonable rules and regulations of the Association;

WHEREAS, Article IV, Section 9(b) of the Bylaws outlines the powers of the Board, which includes the power: "to administer the affairs of the Corporation and the Common Area to the extent permitted by applicable law, the Articles of Incorporation, these Bylaws and the Declaration" and "to formulate policies for the administration, management and operation of the Common Area";

WHEREAS, pursuant to Article VII, Section 4 of the Declaration, the Board has the authority to adopt Rules and Regulations governing the use of the Common Area, and to impose sanctions for violation thereof, including monetary fines, suspension of the right to vote or use the Common Area, and court relief;

WHEREAS, the Board has concerns regarding outside organized sports league play taking place at the Association's Common Area facilities ("Outside League Play");

WHEREAS, the Board has determined that Outside League Play infringes upon Association residents' easement of enjoyment in and to the Common Area and that it is in the best interest of the community to prohibit Outside League Play;

NOW, THEREFORE, based on the power authorized to the Board, the Board hereby adopts this Policy Prohibiting Outside Organized Sports League Use of Association Common Area.

Unless otherwise indicated, capitalized terms used herein shall have the meaning set forth in the Declaration.

**Policy Prohibiting Outside Organized Sports League Use of Association Common Area**

Section 1. Outside League Play Prohibited. All Outside League Play utilizing Association Common Area is prohibited, including but not limited to organized practices, lessons and tournaments utilizing any Association Common Area facility or amenity, including but not limited to the tennis courts, pickleball courts, swimming pools, cornhole, horseshoes and bocce ball areas, and any such facilities or amenities that may be operated in the future.

Section 2. Notice. A copy of this Policy will be mailed to any organized sports league that, to the Association's knowledge, is utilizing the Association Common Area at the time of adoption of the Policy to serve as a courtesy notice to the league of the adoption of the Policy. A copy of this Policy will also be made available to all residents.

Section 3. Enforcement. Violations of this Policy may be enforced via any one (or combination of) the following: (i) suspension of right of the applicable resident(s) to utilize all Common Area amenities; (ii) levying of monetary penalties against the applicable Owner(s); (iii) lawsuit for injunctive relief.

Section 4. Amendment. The Board may revoke or amend this Resolution at any time by adopting a subject Board Resolution.

The Board of Directors adopted the above Resolution at a duly held Board meeting on

Sept 7, 2023.

  
Association President