

When Recorded, Return to:

Pinon Woods III
Homeowners North Association
PO Box 20704
Sedona, AZ 86341

Attn: Darcey Philpot

PINON WOODS III HOMEOWNERS NORTH ASSOCIATION CORPORATION
AUTHORITY TO CONTINUE TO REGULATE PUBLIC ROADWAYS PER ARIZONA
REVISED STATUTES 33-1818.

PURPOSE

In 2023, the Arizona State Legislature passed HB2298, now A.R.S. Section 33-1818, which applies to planned communities with public roadways. This statute applies to planned communities if it meets all of the following criteria:

- The planned community is no longer under Declarant control;
- CC&Rs were originally recorded before January 01, 2015; *Book 2994*
- CC&Rs include on-street parking regulations; and *Page 875*
- The roadways within the community are public.

If the planned community meets all four requirements, the existing on-street regulations remain in effect until either of the following occurs:

- No later than June 30, 2025, the planned community shall call a meeting of the membership on the question of whether to continue to regulate public roadways. If a quorum of the membership is met and a majority of the owners voting at that meeting votes to continue regulating public roadways in the planned community, the planned community retains its authority to regulate those public roadways. The board of directors shall record in the office of the county recorder of the

county in which the planned community is located a document confirming that the planned community continues to regulate the public roadways.

- If the vote fails or if the planned community does not hold a vote by June 30, 2025, the planned community no longer has authority to regulate the public roadways in the planned community and any existing regulations expire.

ACTION AND OUTCOME

On April 8, 2025, Pinon Woods III Homeowners North Association held its annual meeting. At that meeting a quorum of owners was present. A ballot was presented asking owners to vote for or against the Association retaining its authority to regulate the public roadways within the community.

The majority of ballots affirmed support for retaining the Association's authority to continue enforcing the provisions within the CC&Rs relating to on-street parking and any other uses of the public roadways within the community.

The undersigned has executed this Authority to Continue to Regulate Public Roadways per Arizona Revised Statutes 33-1818, as of the date written below.

Pinon Woods III Homeowners North Association,
An Arizona non-profit corporation.

By: Donald W. Clarke

Its: President

Date: April 8, 2025