

RESOLUTION OF THE BOARD OF DIRECTORS MOUNTAIN OAKS TOWNHOUSES HOMEOWNERS ASSOCIATION

Adopted by the Board of Directors March 27, 2024

At a duly called and noticed meeting of the Board of Directors on March 27, 2024, the Board resolved as follows:

WHEREAS, pursuant to Section 9.2 of the Declaration of Covenants, Conditions and Restrictions (hereafter, the "CC&Rs") for the Mountain Oaks Townhouses Homeowners Association (hereafter, the "Association"), the Association is obligated to maintain the landscaping and irrigation systems in the front yards of the Lots; and

WHEREAS, the water to the irrigation systems in the front yards of the Lots is supplied by the connection thereof to the water line of the individual townhome; and

WHEREAS, all Owners within the Association bear the cost of the water supplied to their individual townhomes (all of which are individually-metered), including the water used in connection with the irrigation system in the front yard of their Lot; and

WHEREAS, the Association's Board of Directors has determined that it is in the best interest of the Association to establish a policy for water overage cost reimbursement to Owners in the event of a leak in the irrigation system in the front yard of the Owner's Lot.

BE IT THEREFORE RESOLVED that the Board of Directors hereby approves the following water reimbursement policy:

1. In the event of an irrigation leak in the front yard of the Lot, the individual Lot Owner must first apply for water reimbursement credit from the City of Flagstaff for the water overage.
2. After efforts have been made in connection with Step 1 above, the individual Lot Owner may request any remaining reimbursement from the Association. Reimbursement requests must be made in writing and must contain proof of attempts made in connection with Step 1 above. Reimbursement requests made to the Association are limited to a frequency of once every five (5) years by each individual Lot Owner.
3. The Association will only reimburse up to 50% of the overages of the average water bills from May to October that is not covered by the City of Flagstaff.

I hereby acknowledge that this document was adopted by a majority vote of the Board of Directors on March 27, 2024.

MOUNTAIN OAKS TOWNHOUSES HOMEOWNERS ASSOCIATION
an Arizona nonprofit corporation

Glen Blasius
[Glen Blasius \(Mar 27, 2024 20:25 PDT\)](#)
Glen Blasius, Board President