

**Resolution of the Board of Directors of Sun Lakes Villas Association No. 46A, Inc.
Special Assessment**

The Board of Directors of Sun Lakes Villas Association No. 46A, Inc. ("Association"), by and through the undersigned, hereby makes the following resolution(s), which is to be approved at an open meeting of the Board, date March 16th, 2021.

WHEREAS, pursuant to Paragraph 5(c) of the Association's Declaration, in relevant part, "[i]n addition to the Annual Villas Assessments authorized above, in any assessment year, the Villas Board may at any time during the year levy a special assessment (a "Special Villas Assessment") applicable to that year only, for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of capital improvements, including fixtures and personal property related thereto, or for the funding of any operating deficit incurred by the Villas Association."

WHEREAS, the Board has determined that a Special Villas Assessment is necessary for the purpose of defraying, in whole or in part, the cost of repair and replacement of capital improvements. Specifically, the Board has determined that a Special Villas Assessment in the amount of \$750.00 per Lot is necessary to fund repair and replacement of the roofs and irrigation throughout the community as well as painting and stucco.

WHEREAS, the Board has determined that the Special Villas Assessments in the amount of \$750.00 per Lot will due and payable in 3 equal installments of \$250.00 each, due in April 2021, 2021, July 2021, and October 2021 dates of the normal HOA dues.

WHEREAS, pursuant to the Association's Declaration, failure to timely remit payment for Villas Assessments, including a Special Villas Assessment, may result in the Association pursuing enforcement action to collect the Special Villas Assessment in accordance with the Declaration and/or Arizona law.

WHEREAS, pursuant to the Association's Declaration, failure to timely remit payment for Villas Assessments, including a Special Villas Assessment, may result in late fees, interest, collection costs, attorneys' fees and costs, all of which will be the personal obligation of the Owner at the time that the Special Villas Assessment was levied; and, all of which will constitute a lien against the Owner's Lot.

THEREFORE, be it resolved that the Association's Board of Directors hereby approves and authorizes the following:

The Association's Board of Directors hereby levies a Special Villas Assessment in the amount of \$750.00 per Lot in accordance with Paragraph 5(c) of the Association's Declaration. The Special Villas Assessments in the amount of \$750.00 per Lot will due and payable in 3 equal installments of \$250.00 each, due on April 2021, July 2021, and October 2021 dates of the existing HOA dues.

Failure to timely remit payment for the Special Villas Assessment may result in the Association pursuing its available collection options to collect the Special Villas Assessment, along with all validly assessed/incurred late fees, interest, collection costs, attorneys' fees and costs, all in accordance with the Association's Declaration and/or Arizona law.

M. J. Meyer (signature) Ronald D. Betti (signature)

Will Hawker (signature) [Signature] (signature)

James O. Walch (signature)

MARCH 2021