

CIVANO 1 NEIGHBORHOOD 1 ASSOCIATION

RESOLUTION 15-02

(revised 09/15/15)

WHEREAS, Article 11, Section 11.1 of the **Amended and Restated Declaration of Covenants, Conditions and Restrictions for Civano 1: Neighborhood 1** (the "CC&Rs") grants the Association the right and power necessary for the reasonable administration of the affairs of the Association in order to effectuate all of the objectives and purposes of the Association; and

WHEREAS, Article 11, Section 11.2 of the CC&Rs empowers the Association's Board of Directors to adopt, amend and repeal rules and regulations pertaining to all aspects of the Association's rights, activities and duties; and

WHEREAS, Article 11, Section 11.2 of the CC&Rs further states that the Association rules are enforceable in the same manner as the CC&Rs:

RESOLVED that pursuant to Section 5.2.4 of the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Civano 1: Neighborhood 1 (the "Declaration"), the Board of Directors of the Association shall] provide and maintain the landscaping only in the public right-of-way areas between sidewalks (or bicycle paths) and the street curb on an Owner's Lot or Parcel, as authorized by Section 5.2.4 of the Declaration. On streets without sidewalks or bicycle paths, the Owner remains responsible for the proper maintenance of all landscaping up to the street, sidewalk, walking path or bicycle path.

BE IT FURTHER RESOLVED that the definition of "maintenance" with respect to the above-mentioned undertaking shall be exactly as set forth in Section 5.2.4 of the Declaration, which is restated for clarification as follows: Keeping the landscaping in the subject area neatly trimmed and cultivated; keeping the subject area free of trash, weeds and unsightly material; maintaining and repairing the irrigation system; watering and fertilizing the trees and other plantings as required to keep them alive and attractive; timely and properly trimming all trees, shrubs, plants and ground covers according to their plant culture and landscape design and immediately removing and replacing any dead tree, shrub, plant or ground cover.

Each Owner shall maintain in good condition and repair all paved and concrete areas located on the Owner's Lot or Parcel, including sidewalks, driveways and parking areas. This includes without limitation any damage caused by any tree (including roots), plant, or shrub for which the Association has maintenance responsibility. Per the City of Tucson Chapter 25 STREETS AND SIDEWALKS Sec 25-12. Repair of sidewalk by abutting owners: failure to repair; no permit fee required.

DATED this 17 day of September 2015.

CIVANO 1: NEIGHBORHOOD 1 ASSOCIATION,
an Arizona non-profit corporation

By: _____

Its: President

ATTEST:

Secretary


Secretary