

Verde Santa Fe Homeowners Association

Article 3, Section 3.25.2 of the Neighborhood Declaration for Verde Santa Fe (CC&Rs) provides that:

No motorcycle, motorbike, all-terrain vehicle, off-road vehicle or any similar vehicle shall be parked, maintained or operated on any portion of the Property except in garage on Lots.

The Board recognizes that the referenced vehicles may be used as regular transportation or otherwise outside the boundaries of the property. Therefore, on behalf of the Association and the rights conferred on it pursuant to Article 11, Section 11.4 of the CC&Rs, the Board adopts the following interpretation and rule:

In the event a motorcycle, motorbike, all-terrain vehicle, off-road vehicle or similar vehicle that is street legal and legally licensed is used exclusively for ingress and egress from a residence in the property directly to any one of the main project thoroughfares of Tissaw and Cornville Road and Verde Santa Fe Parkway, and conditional on that use conforming to all other permitted uses or restrictions established by the CC&Rs, including but not limited to provisions relating to noise and nuisance; health, safety and welfare; it shall not be considered a violation.

Association purpose: It is the Association's intent to give practical consideration the general prohibitions against the "operation" of the referenced vehicles within the boundaries of the Property so that owners can residents who use those vehicles are not required to trailer them into and out of the Property. The purpose is to allow for ingress and egress to and from areas outside the boundaries of the Property while preserving the quiet use and enjoyment of the Property by its residents.

I, John Bedell, Present of the Board of Directors for Verde Santa Fe Homeowners Association, a nonprofit corporation duly organized and existing under the laws of the State of Arizona, do hereby certify that the foregoing is a full, true and correct copy of that certain resolution of the Board of Directors of said corporation, duly adopted at a meeting on the 20th Day of August of 2012.

John Bedell 8/20/12
Signature Date