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Krupnik & Speas, PLLC  
3411 N. 5th Ave., Suite 316  
Phoenix, AZ 85013

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**VERDANTE AT WESTLAND ESTATES PROPERTY  
OWNERS ASSOCIATION**

**Board Resolution  
Maintenance of Certain Landscaping within the Area of  
Association Responsibility**

WHEREAS, the Verdante at Westland Estates Property Owners Association (the "Association") is governed by the Declaration of Covenants, Conditions and Restrictions for Verdante at Westland Estates, recorded at recording number 97-0717178, records of Maricopa County, Arizona, and all amendments thereto (the "Declaration");

WHEREAS, Section 1.4 of the Declaration defines "Areas of Association Responsibility" as "(a) all Common Area (except for the outside 8.5 feet on each side of Tract "A" according to the Plat); and (b) all land, and the Improvements situated thereon, located within the boundaries of a Lot (or said 8.5 foot strip) which the Association is obligated to maintain, repair and replace pursuant to the terms of this Declaration or the terms of another recorded document executed by the Association . . ."; and

WHEREAS, the Association has planted trees in the 8.5 foot strip on each side of Tract "A" and wishes to memorialize its future maintenance responsibilities for such trees in a recorded document executed by the Association; and

WHEREAS, the Association also wishes to perform certain landscaping maintenance in the 8.5 foot strip on each side of Tract "A" and wishes to memorialize its future maintenance responsibilities in a recorded document executed by the Association.

NOW, THEREFORE, the Association hereby resolves as follows:

1. The Association will be responsible for all future care, maintenance, removal and replacement of trees planted by the Association (and growing naturally) in the outside 8.5 foot strip on each side of Tract "A" according to the Plat in the area surrounding mailboxes of Owners (the "Common Area Trees").
2. As the Common Area Trees age, mature, experience disease and/or otherwise require care, maintenance or removal, the Board shall be the sole judge as to the appropriate maintenance, repair and/or replacement of the trees. Each Common Area Tree is to be evaluated on a case-by-case basis by the Board (with input from the Architectural Committee).

3. If a Common Area Tree is to be replaced, the Board shall have the sole and final authority (with input from the Architectural Committee) as to the location, size, color, species and cost of any replacement tree.

4. The Association shall perform weed control and treatment in the outside 8.5 foot strip on each side of Tract "A" according to the Plat. The Board shall be the sole judge as to the appropriate weed control.

5. The Association shall perform routine trimming and grooming of the existing landscaping in the outside 8.5 foot strip on each side of Tract "A" according to the Plat. Removal, replacement and addition of the landscaping in this area (except Common Area Trees) shall remain the responsibility of the Owner of the adjacent Lot. The Board shall be the sole judge as to the appropriate trimming and grooming of such landscaping.

CERTIFICATION

The President of the Association hereby certifies that this Resolution was adopted by the Board of Directors at a Board meeting held on 22 MARCH, 2016.

VERDANTE AT WESTLAND ESTATES  
PROPERTY OWNERS ASSOCIATION

Name Lynn A. Carlson  
Signature [Handwritten Signature]  
Its: President

STATE OF ARIZONA        )  
  ) ss.  
County of Maricopa        )

On this 23 day of MARCH, 2016, before me personally appeared Kari Paulson, whose identity was proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and who acknowledged that he/she signed this document.

Notary Seal: 

[Handwritten Signature]  
Notary Public