

When Recorded, Return To:

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Mesa, AZ 85206

VERDANTE AT WESTLAND ESTATES  
PROPERTY OWNERS ASSOCIATION

Board Resolution - Maintenance, Repair, Upkeep of Improvements  
Within Area of Association Responsibility

WHEREAS, the Verdante at Westland Estates Property Owners Association (the "Association") is governed by the Declaration of Covenants, Conditions & Restrictions for Verdante at Westland, recorded at Document No. 97-0717178, and First Amendment to Declaration of Covenants, Conditions & Restrictions recorded at Document No. 2003-0397032, and any other amendments thereto (the "Declaration"),

WHEREAS, Section 1.4 of the Declaration defines "Area of Association Responsibility" ("AoAR") as "(a) all Common Area (except for the outside 8.5 feet upon 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, recently the Association, pursuant to Section 1.4 of the Declaration, adopted a Board Resolution recorded at Document No. 2016-0197371 related to its desire and intent to perform maintenance responsibilities of trees it planted in the 8.5 foot strip on each side of Tract "A" and such other landscape maintenance and upkeep the Association intended perform and undertake within that 8.5 foot strip on each side of Tract "A", thereby becoming an AoAR;

WHEREAS, the Association has determined that it wishes to perform certain, limited mailbox maintenance, repair and replacement, the mailboxes being Improvements located within the 8.5 strip on each side of Tract "A" and/or upon the Lot of each Owner;

NOW THEREFORE, the Association hereby resolves as follows:

1. Commencing January 2017, the Association will be responsible and perform the following limited mailbox maintenance and upkeep, said mailboxes located in the 8.5 foot strip on each side of Tract "A" and/or upon a Lot of each Owner: (a) mailbox light bulb upkeep, repair and replacement, (b) mailbox light photo cell maintenance, repair and upkeep, and (c) mailbox transformer maintenance, repair and upkeep, all of which shall also collectively be referred to as the "Mailbox Above Ground Components".



