

# Master Homeowners Association for Green Valley Ranch

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## RESOLUTION OF THE MASTER HOMEOWNERS ASSOCIATION FOR GREEN VALLEY RANCH

**WHEREAS**, Article IV, Section 4.2 of the Master Declaration states that the affairs of the Master Association shall be managed by a Board of Directors and Article 9, Section 9.1(b) of the Amended Bylaws gives the Board of Directors the authority to adopt; and amend Rules and Regulations, including penalties for infraction thereof, and,

**WHEREAS**, there has been a problem with new homeowners not knowing about violations of the Master Declarations and/or the Residential Improvements Guidelines and Site Restrictions for the Master Association for Green Valley Ranch, and,

**WHEREAS**, there is a need to establish a method to make new homeowners aware of violations on their house prior to them taking ownership.

**THEREFORE** be it now resolved that the Board of Directors of the Master Homeowners Association for Green Valley Ranch establish as policy that all houses in the Master Association must be inspected for violations prior to closing, as described below:

1. A status letter is requested by the title company or other entity prior to the sale of a house
2. HOA Supervisor or another representative of the GVR HOA and/or Metro District will inspect the property for any violations. Specifically, the Inspector will be looking for violations that will not be corrected by the current owner moving (ie- landscaping, paint, etc).
3. This will be done with the same turn-around time as the status letter request.
4. An Inspection Report will be included with the status letter of any property with a violation, which includes a detailed description of the violation in addition to photographs of any violation noted. The report will include the time frame in which the violation must be cured, including a deadline.
5. The status letter will represent an amount to be held in escrow. The amount to be held will be determined from time to time by the Board of Directors, and will be the amount required to correct the noted violation.
6. The HOA Supervisor will reinspect the house upon the deadline. If the violation has been corrected the money held in escrow will be released. If not, the HOA Supervisor will start the violation process. The process will be followed per the Enforcement Policy and will end with a covenant enforcement lawsuit, whose goal will be to get a court order for the Association to go onto the property to complete the work with the money held in escrow.

7. All legal fees and costs incurred in this process will be charged to the current owner of the house.

**ADOPTED** this 23rd day of February, 2011

**PRESIDENT:** *Signature on File*

**SECRETARY:** *Signature on File*