

## RESOLUTION OF THE FLECHA CAIDA HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS

WHEREAS: We, the Flecha Caida Home Owners Association, Inc. Board of Directors, acknowledge that the uniform provisions of the Declaration of Conditions, Reservations and Restrictions (hereafter "CR&Rs"), compared to those provisions that differ from phase to phase are more easily understood by homeowners and more easily administered and enforced, and

WHEREAS: There are inconsistencies or typographic errors within the original Declaration of Conditions, Reservations and Restrictions, as between phases, that inconsistently imply either one—or more than one—outbuilding may be constructed on each lot, and

WHEREAS: The term "outbuilding" is undefined in the CR&Rs, except that examples are provided—"a private stable, garage, carport, servants quarter or guest house".

WHEREAS: The majority of lots comprising Flecha Caida Ranch Estates exceed one acre in size, and

WHEREAS: The CR&Rs for Flecha Caida No. 1 states as follows:

"No structure whatever, (sic) other than one first class private dwelling house with customary **out-buildings** (sic), including a private stable, garage, carport, servants quarter or guest house, may be erected, placed or maintained on any lot in said property.", and

WHEREAS: the CR&Rs for Flecha Caida No. 2 state as follows:

"No improvement or structure whatever (sic), other than one first class private dwelling house, patio walls, swimming pool and customary **outbuilding**, including but not limited to a private stable, garage, carport, servants quarters or guest house, may be erected, placed or maintained on any lot in said property", and

WHEREAS: The Flecha Caida Home Owners Association, Inc.'s Board of Directors has historically approved multiple outbuildings across all ten phases, and

WHEREAS: Given the lists of examples of acceptable outbuildings provided in the original CR&Rs, and the large size of the lots, Flecha Caida Home Owners Association, Inc.'s Board of Directors does not feel that the intent of that provision was to limit property owners to a single outbuilding, for example, a private stable instead of a garage.

NOW, THEREFORE, BE IT RESOLVED:

The Flecha Caida Home Owners Association, Inc.'s Board of Directors deems that each lot may have more than one outbuilding on the property, subject to the applicable and outlined approval process, and provided all other provisions and requirements of the CR&Rs, including Pima County Building and Developmental Codes, etc. are met.

IN WITNESS WHEREOF, The President and Secretary of the Board of Directors of the Flecha Caida Home Owners Association, Inc. have hereunder set their hand this \_\_\_\_\_ day of October, 2023.