

RESOLUTION OF THE FLECHA CAIDA HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS

WHEREAS: There are a number of lots within the Flecha Caida Ranch Estates that have white or light color roofs in violation of the Conditions, Restrictions and Reservations, as applicable, (herein after CR&Rs). In order to ensure compliance, the Board has established the following enforcement criteria: Starting from the date of Resolution approval, all roofs must be painted compliant colors, as follows: a) any new roof construction; b) when a non-compliant roof is painted or maintained; c) when a non-compliant lot transfers ownership, or, in the event none of the above are applicable, d) within five (5) years from date of approval of this Resolution (April 22, 2025).

WHEREAS: The CR&Rs, as applicable, define acceptable roofing materials and state that “no white or light colored roofs shall be permitted”, and

WHEREAS: Roof coatings are subject to required periodic maintenance, so there is no undue burden on any owner to paint or maintain a roof with a compliant color as a result of this Resolution; and

WHEREAS: The Board estimates that five (5) years is a reasonable duration between maintenance events, and therefore has required all lots to have compliant roof colors by April 22, 2025, and

WHEREAS: The Flecha Caida Homeowners Association, Inc. Board of Directors will continue to enforce said clauses diligently and consistently in compliance with the CR&Rs, as applicable,

NOW, THEREFORE, BE IT RESOLVED:

The Flecha Caida Homeowners Association, Inc. Board of Directors requires all roofs to be coated and/or recoated with compliant paint colors upon the following conditions:

- 1) Any new roof construction; or
- 2) Upon transfer of lot ownership, prior to conveyance to a new owner; or
- 3) Upon the painting or maintenance of the roof coating; or
- 4) No later than April 22, 2025, in the event none of the above are applicable.

PASSED, APPROVED AND ADOPTED BY THE FLECHA CAIDA HOMEOWNERS ASSOCIATION, INC. BOARD OF DIRECTORS, this 22nd day of April, 2020.