

**RESOLUTION OF
RODEO LANE HOMEOWNERS ASSOCIATION
Increasing Assessments
(January 1, 2022)**

WHEREAS, the Rodeo Lane Homeowners Association (the “Association”) is operating at a loss in the 2021 Fiscal Year due at least to an underestimated Regular Assessment; and

WHEREAS, due to unanticipated inflation and other adverse economic conditions, the Association may operate at a loss in the 2022 Fiscal Year and in subsequent years without an increase in assessments; and

WHEREAS, the Declaration allows the Management Committee to increase the Regular Assessment by up to twenty percent (20%) each Fiscal Year over that of the prior Fiscal Year¹; and

WHEREAS, an increase of twenty percent (20%) over the 2021 Regular Assessment may be still insufficient for the Association to meet its financial obligations in the 2022 Fiscal Year; and

WHEREAS, in order to defray any unanticipated or underestimated expenses in any Fiscal Year, the Declaration allows the Management Committee to levy an Extraordinary Assessment in an amount of up to twenty percent (20%) of the budgeted gross expenses of the Association (excluding reserves) each Fiscal Year²; and

WHEREAS, applicable law allows the Association to establish a reinvestment fee covenant by which payment to the Association of a reinvestment fee is required each time a Town Home is purchased by a new buyer³;

THEREFORE, be it

RESOLVED, that beginning the 2022 Fiscal Year and for each subsequent Fiscal Year for which the prior Regular Assessment is insufficient to meet the Association’s budgeted and other estimated financial needs for the Fiscal Year, including 100% funding of the Working Capital Fund in accordance with the most recent reserve study, the Regular Assessment for that Fiscal Year shall be increased at least by an amount required to make up the total insufficiency, but in no event shall the amount exceed twenty percent (20%) of the prior Fiscal Year’s Regular

¹ Amended Declaration of Covenants, Conditions & Restrictions of Rodeo Lane Town Homes (the “Declaration” or “Decl.”) as recorded June 9, 2004, Art. IV, sec. 3; (Note: terms not defined herein shall be ascribed the meanings found in the Declaration)

² Decl. Art. IV, sec. 4

³ UCA 57-1-46 *et. seq.*

Assessment unless first approved by the Association’s membership in accordance with the Declaration; and

RESOLVED FURTHER, that beginning the 2022 Fiscal Year and for each subsequent Fiscal Year for which the increased Regular Assessment is insufficient to meet the Association’s budgeted and other estimated financial needs for the Fiscal Year, including 100% funding of the Working Capital Fund in accordance with the most recent reserve study, an Extraordinary Assessment shall be levied in at least an amount required to make up the total insufficiency, but in no event shall the amount exceed twenty percent (20%) of the budgeted gross expenses of the Association (excluding reserves) for that Fiscal Year unless first approved by the Association’s membership in accordance with the Declaration; and


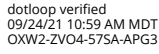
RESOLVED FURTHER, that by separate resolution the Management Committee will establish a reinvestment fee covenant and that all reinvestment fees collected by the Association shall be allocated to its Working Capital Fund; and

RESOLVED FURTHER, that the Association’s manager is hereby authorized to implement the Regular Assessment increases and Extraordinary Assessment levies as described herein and in accordance with the Declaration.

IN WITNESS WHEREOF, the undersigned members of the Management Committee certify that they represent a quorum and that they have executed and ratified this Resolution as effective on the date first written above.

Signed:  

Printed Name: Amber Nicholas, Management Committee Member

Signed:  

Printed Name: Ty Nicholas, Management Committee Member

Signed: _____

Printed Name: _____, Management Committee Member