

When recorded, return to:

Ekmark & Ekmark, L.L.C.
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Scottsdale, Arizona 85253

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**THE BROWNSTONES AT TEMPE HOMEOWNERS ASSOCIATION
BOARD RESOLUTION
FRONT YARD MAINTENANCE**

WHEREAS, The Brownstones at Tempe Homeowners Association (the "Association") is governed by the Amended and Restates Declaration of Covenants, Conditions and Restrictions for Brownstone at Hyde Park, recorded at recording number 2006-0037645, records of Maricopa County, Arizona, and all amendments thereto (the "Declaration");

WHEREAS, Article 8, Section 8.2 of the Declaration states that the "front yard of the Lot" is an Area of Association Responsibility to be maintained by the Association;

WHEREAS, Article 8, Section 8.2 of the Declaration gives the Board "the right to designate the area of each Lot which shall be considered the front yard of the Lot for purposes of this Section";

NOW, THEREFORE, based on the power authorized to the Board and the responsibilities of the Owners, the Board hereby adopts the following resolution:

1. The "front yard of the Lot" shall include all grass, plants, flowers, trees and other landscaping located between the street and the exterior wall of the Residence and between the street and the wall separating the side or back yards of the Lot from the front yard of the Lot. This landscaping shall be an Area of Association Responsibility maintained by the Association.
2. Notwithstanding the foregoing, the "front yard of the Lot" shall not include landscaping in pots, boxes, or planters installed by Owners. Owners shall be responsible for the maintenance of any landscaping installed by them in accordance with Sections 8.3 and 8.5 of the Declaration.
3. The "front yard of the Lot" shall include the short planter box walls and decorative fences holding grass, plants, flowers, trees and other landscaping located between the street and the exterior wall of the Residence and between the street and the wall separating the side or back yards of the Lot from the front yard of the Lot. These short planter box walls and decorative fences shall be an Area of Association Responsibility maintained by the Association.

- 4. The "front yard of the Lot" shall not include sidewalks, staircases, patios, porches, or any walls forming a part of the staircases, patios, and porches. These areas shall be maintained by the Owners of the Lots in accordance with Sections 8.3, 8.5, 8.6 and 8.7 of the Declaration.

The Board of Directors adopted the above resolution on JUNE 21, 2010.

DATED this 6th day of JULY, 2010.

THE BROWNSTONES AT TEMPE
HOMEOWNERS ASSOCIATION

By: [Signature]

Its: PRESIDENT

STATE OF ARIZONA)
) ss.
County of Maricopa)

On this 6th day of JULY, 2010, before me personally appeared GEORGE LOVE, whose identity was proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and who acknowledged that he/she signed this document.

Vanya Marie Hudson
Notary Public

Notary Seal:

