



A REALMANAGE FAMILY OF BRANDS COMPANY

16625 S. Desert Foothills Parkway
Phoenix, AZ 85048

DEC 11 2023

Vision Community Management
16625 S Desert Foothills Pkwy
Phoenix, AZ 85048



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PPO - 12 - 2023 - CC & B Amendment

**RESOLUTION OF
PINNACLE PEAK OFFICE PARK ASSOCIATION
BOARD OF DIRECTORS**

Adopted on October 18, 2023

WHEREAS, the Pinnacle Peak Office Park Association (the "Association") is an Arizona nonprofit corporation that was formed to administer, exercise and enforce the Declaration of Covenants, Conditions and Restrictions for Pinnacle Peak Office Park Condominium (the "Condominium"), recorded at Instrument No. 2005-0768938, Official Records of Maricopa County Recorder, as amended ("Declaration");

WHEREAS, the Association and Condominium are governed by Association's Board of Directors (the "Board") and are subject to the Association's Articles of Incorporation and its Bylaws (together with the Declaration, collectively, the "Governing Documents"); and

WHEREAS, pursuant to Section 5.11 of the Declaration, no sign may be displayed outside of any Unit or within the Common Elements without the prior written approval of the Board;

WHEREAS, pursuant to Sections 5.11 and 5.21 of the Declaration, the Board may adopt reasonable rules and regulations governing the use of the Condominium and any area therein including the Common Elements and any signs that may be displayed in the Common Elements;

WHEREAS, the Board has determined that it is in the best interests of the Condominium that an Owner of a Unit be permitted to display a single (1) "For Sale", "For Lease" or "For Rent" sign for the sale or lease of a Unit (any such single sign being referred to herein as a "Marketing Sign") within a designated area of the Common Elements, subject to the terms, covenants and conditions of the Sign Rules and Regulations set forth below.

NOW, THEREFORE, the Board resolves that it is adopting the following Sign Rules and Regulations for the Condominium.

PINNACLE PEAK OFFICE PARK CONDOMINIUM
SIGN RULES AND REGULATIONS

The following rules and regulations apply to any Marketing Sign:

1. No more than one (1) Marketing Sign per Unit may be displayed at any time in a manner that is visible from the Common Elements, or that is located within the Common Elements, except as expressly permitted by and in accordance with these rules and regulations.

2. All Marketing Signs must be commercially fabricated. The size of any Marketing Sign must not exceed 18 inches tall by 24 inches wide and may include no more than one (1) attached sign rider whose size may not exceed 6 inches tall by 24 inches wide.
3. All Marketing Signs may only be placed within the area of the Common Elements located adjacent to Pinnacle Peak Road and depicted on Exhibit "A" attached hereto as the "Marketing Sign Designated Area."
4. The Association must approve every Marketing Sign before being displayed. The Owner of a Unit wishing to display a Marketing Sign must submit a written request for approval to the Association in the form attached hereto as Exhibit "B" (a Marketing Sign Approval Form). All blanks and requested information must be completed and included in the Marketing Sign Approval Form before the Association will consider any request for approval including a picture of the proposed Marketing Sign and a copy of the current publicly displayed listing for the Unit that is being sold or leased, as applicable (e.g. a copy of the LoopNet, Co-Star, MLS listing including a public website link to the listing).
5. If approved by the Association, the Marketing Sign must be located within the Marketing Sign Designated Area. If the Association designates a specific location within the Marketing Sign Designated Area, the requesting Owner must install the Marketing Sign in such specific location; otherwise, the Owner may install the Marketing Sign within any portion of the Marketing Sign Designated Area, subject to these Sign Rules and Regulations.
6. Any approval granted by the Association must be in writing.
7. All Association approvals of Marketing Signs shall be effective for 90 days after the date of approval at which time the Marketing Sign must be removed unless, at least ten (10) days before such date, the Owner submits a renewal request on a Marketing Sign Approval Form. If the Association approves a renewal request, such approval will be effective for another 90 day period at which time the Marketing Sign must be removed unless, at least ten (10) days before such date, the Owner submits a renewal request on a Marketing Sign Approval Form. This process shall repeat itself until the Marketing Sign must be removed pursuant to the other terms and conditions of these Sign Rules and Regulations. Any approved Marketing Sign must be removed within 5 days after a sale of the Unit closes or a lease for the Unit is signed, as applicable.
8. Any Marketing Sign installed without the Association's written approval or that is in violation of these Sign Rules and Regulations may be removed and stored by the Association at the sole cost of the Owner of the Unit that is the subject of the Marketing Sign, which cost shall be immediately due and payable.
9. All costs and expenses related to Marketing Signs are the sole responsibility of the Owner of the Unit for which the Marketing Sign relates or that installed the Marketing Sign including, but not limited to, all design, fabrication, installation and removal costs. In addition, the Owner of the Unit for which the Marketing Sign relates or that installed the Marketing Sign shall be liable for all damages, costs and expenses resulting from a Marketing Sign including, without limitation, damage to utilities, Common Elements or other improvements within the Condominium.


10. Owners requesting approval of a Marketing Sign or installing a Marketing Sign shall be responsible for complying with all other laws, ordinances, regulations, covenants, conditions and restrictions including any requirements of Los Portones Community Association (collectively, "Laws and Regulations"). No Association approval of any Marketing Sign constitutes the Association's representation, warranty, guaranty or assurance that the Marketing Sign complies with all Laws and Regulations.
11. An Owner's failure to comply with these Sign Rules and Regulations may result in fines and other remedies as set forth in the Governing Documents and under Arizona law.

These Sign Rules and Regulations only apply to Marketing Signs. All other signs which can be viewed or seen from outside a Unit and all other signs within the Common Elements must be approved in writing by the Association before being displayed.

This Resolution was adopted by the Board of Directors at a meeting of the Board held on this 18 of October, 2023.

PINNACLE PEAK OFFICE PARK ASSOCIATION, an Arizona nonprofit corporation

By:



Michael Esquer, President

EXHIBIT "A"

Marketing Sign Designated Area

[See attached]

Exhibit "A"



EXHIBIT "B"

Marketing Sign Approval Form

[See attached]

EXHIBIT B

PINNACLE PEAK OFFICE PARK CONDOMINIUM APPLICATION FOR MARKETING SIGN

EACH REQUEST REQUIRES ITS OWN APPLICATION

All applications for installation of a marketing sign for your unit must be submitted to the Pinnacle Peak Office Park Association's Board of Directors. The Condominium's Sign Rules and Regulations require that a Unit Owner obtain the prior written approval of any Marketing Sign.

To comply with the Sign Rules & Regulations, please submit this application with all required attachments to:

Pinnacle Peak Office Park Association
c/o Vision Community Management
16625 S Desert Foothills Pkwy • Phoenix, AZ 85048
Phone: (480) 759-4945 • Fax: (480) 759-8683
Email: PinnaclePeakOffice@WeAreVision.com Website: www.WeAreVision.com

Unit Owner's Name: _____
Phone: _____
Unit #: _____ Email: _____

The undersigned hereby submits its Application for Marketing Sign Review to the Board of Directors of Pinnacle Peak Office Park Association for review and approval of the following item(s):

Addition of Signage

EXHIBIT B

PINNACLE PEAK OFFICE PARK ASSOCIATION
MARKETING SIGN APPLICATION
PAGE TWO

Attached please find a picture and Current Publicly Displayed Listing "For Sale or Lease" of the above marked item for application, which includes (if appropriate):

___ Dimensions (height, width, length)

___ Photograph

___ Current Publicly Displayed Listing

___ Expected Installation Date:

Please notify me at _____ if you have any questions. I understand that should the application not be complete in order to determine approval or disapproval, the Board will disapprove the Application and return it with a statement of disapproval. Owner agrees to comply with all applicable City, County, and State laws. This Application and attachments will be retained for the Association's records.

Unit Owner's Signature _____ Date: _____

FOR ASSOCIATION USE ONLY

Pinnacle Peak Office Park Association Architectural Committee or Board of Directors

Approves the above Marketing Sign Application

Approves the above Marketing Sign Application with the following conditions: _____

Disapproves the above Marketing Sign Application for the following reason(s): _____

Signature: _____ Date: _____