

CONTINENTAL RANCH COMMUNITY ASSOCIATION CRIME RESOLUTION AND RULES

Adopting these Rules does not mean that the participating community is completely free of crime. However, CONTINENTAL RANCH COMMUNITY ASSOCIATION (“the Association”) adopts the following Resolution in an effort to prevent criminal activity in the community.

CONTINENTAL RANCH COMMUNITY ASSOCIATION, an Arizona non-profit corporation, and owners of real property therein, are governed by the (1) Declaration of Covenants, Conditions, and Restrictions, recorded in the Pima County Recorder’s Office at Document No. 2002-2221225 (“CC&Rs”), (2) Articles of Incorporation, (3) Bylaws and (4) Rules and Regulations (collectively referred to herein as “Governing Documents”).

The CC&Rs grants a general power to the Association to adopt “reasonable rules and regulations as may be permitted by the Declaration, and which the Association may deem necessary and proper to administer the Association and the property. The CC&Rs permits the Association to restrict nuisances, or behavior that “may become an annoyance or nuisance to any other owner, his Tenants, visitors and guests. Arizona law also provides that the Association may (1) maintain its property in a reasonably safe condition (2) take reasonable measures to protect against foreseeable activities creating danger, including criminal attacks, on the land it controls; and (3) ensure members are free from unreasonable interference in the enjoyment of their individual lots or units and the common property.

Therefore, pursuant to the Governing Documents and Arizona Law, the Association adopts the following.

Crime Free Program

For purposes of these Rules, the following definitions apply: “Tenant” or “Tenant” is defined as any person who occupies a unit in which the owner lives separately from the property and who pays rent in consideration for the use of such property. “Occupant” or “Resident” is defined as any person who occupies a unit in which the owner lives separately from the property regardless of whether he or she pays for the use of such property.

All Owners, Tenants and Occupants shall participate in the Association’s Crime Free Program as outlined below:

1. Criminal Activities performed by any Tenant, Occupant, or Guest on Association property involving disturbing the peace, fighting, harassment, intimidation, property damage, public drunkenness, or vandalism, or any activities performed on or off Association property involving assault, burglary, child abuse, domestic violence, DUI, minors in possession of alcohol, possession of illegal drugs, possession of stolen property, theft, arson, brandishing a weapon, crime related to gang activity, discharge of a firearm, distributing or manufacturing illegal drugs, weapons, kidnapping, or other similar crimes shall be cause for immediate termination of any lease. Proof of violation does not require criminal conviction, but shall be adjudicated by the Association by a preponderance of the evidence.

2. Owners shall notify any prospective Tenant(s) and other Occupant(s), 18 years of age or older, that the Association will not tolerate crime and provide this Resolution to said Tenants. It is understood and agreed that

by providing the Tenant a copy of this Resolution does not create any privity of contract between the Association and any Tenant.

3. Owners and their agents are required to submit the following information to the Association prior to the tenant(s) move-in date:

- a. Name(s) and contact information for any Tenant(s) and other permanent Residents over 18 years of age;
- b. Beginning and ending dates of the tenancy; and
- c. Vehicle(s) description and license plate numbers.

4. Owners shall abate all criminal activity from occurring on his, her or its real property. Moreover, Owners are prohibited from renting to Level II or III sex offenders or any other individual defined in A.R.S. §33-1260.01(H).

5. Should Owner violate these Rules, Owner shall pay \$500 every 10 days in monetary penalties. The Association may also, in its sole discretion, resort to any other legal remedies, including but not limited to injunctive relief, to enforce these rules.

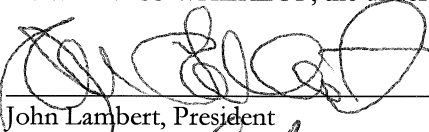
CERTIFICATION

I HEREBY CERTIFY that the foregoing is true and correct and was regularly presented to and adopted by the Association and that such Resolution is duly recorded in the minute book of this corporation.

Continental Ranch Community Association, an Arizona Non-Profit Corporation

This resolution of the Board of Directors was adopted at the JAN. 20, 2015 Board of Directors Meeting and shall supersede previous resolutions and guidelines regarding this matter.

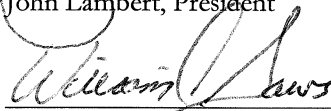
IN WITNESS WHEREOF, the undersigned have executed this consent as of JAN. 20, 2015.




John Lambert, President



Marilyn Stimpson, Treasurer



Bill Dawes, 1st V.P.




Al Diaz, Director



Nicholas Westphal, 2nd V.P.



Bob Vollbrecht, Director



Peggy Bracken, Secretary