

Amendments to the Bylaws and Recorded Deed Restrictions

Updated May 2012

In Accordance with Article VIII. Bylaws, Section 8.1 Amendments, the bylaws may be amended by the Board of Directors.

The following Amendments to the Bylaws have been made. Copies are included.

- 1.) Effective Sept. 1, 1991, Recorded Deed Restriction: Association Unit Leasing Policy.
- 2.) Effective Nov. 8, 2005, Board Resolution: Individual Insurance.
- 3.) Effective Dec. 8, 2005, Board Resolution: Amendment to conform Proxies and Vote by Mail to revised Arizona Condominium Law.
- 4.) Effective Dec. 8, 2005, Board Resolution: Deposit to the Reserve Upon Transfer.
- 5.) Effective Feb. 15, 2010, Recorded Deed Restriction: Rental Ban
- 6.) Effective Oct. 26, 2010, Recorded Deed Restriction: Foreclosure Policy
- 7.) Effective May 10, 2011, Amendment to the Bylaws, no publishing of home addresses or phone numbers of Board Members.
- 8.) Effective October 14, 2011, Recorded Deed Restriction: Water Shut Off Policy.
- 9.) Effective May 26, 2012, Recorded Deed Restriction: New Buyer Approval Policy.

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LAS COLINAS
1600 N WILMOT RD 302
TUCSON AZ 85712



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Las Colinas
Condominium Owner's Association, Inc.
1600 N. Wilmot Road
Tucson, AZ 85712
(520) 390-2310

RESTRICTION
Las Colinas Condominium Association
New Buyer Approval Policy

In accordance with the Bylaws of the Las Colinas Condominium Owner's Association, Inc., Section 7.5 F:
"The Board of Directors shall have the power to establish, make, and enforce compliance with such additional rules and regulations as may be necessary for the operation, use, and occupancy of this Condominium project with the right to amend from time to time."

the Board of Directors of the Las Colinas Condominium Owner's Association has established the following Buyer Approval Policy:

The Las Colinas Condominium Owner's Association, Inc. requires Board of Directors approval for all new buyers.

This policy is confirmed this 26th day of May 2012 by the presence of the signatures of officers of the Board of Directors.


Fovi Stonechek Ballesteros, Treasurer


Katherine Trimm, Vice President

Units 1-250, The Las Colinas Condominiums a Subdivision of Pima County, Arizona, as shown on the Condominium Map recorded in office of the County Recorder, Pima County, Arizona on the 27th day of July, 1979, in Book 6079 of Maps and Plats at page 1309 and subject to the Declaration for The Las Colinas Condominiums recorded in said office in Book 6079 at Page 1309.

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LAS COLINAS CONDOMINIUM OWNERS

2120 W INA RD
TUCSON AZ 85741

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RESTRICTION

The Board of Directors at Las Colinas Condominium Owners Association passed that attached Rules and Regulations, Association Unit Leasing Policy as described below:

Units 1-250, The Las Colinas Condominiums a Subdivision of Pima County, Arizona, as shown on the Condominium Map recorded in office of the County Recorder, Pima County, Arizona on the 27th day of July, 1979, in Book 6079 of Maps and Plats at Page 1309 and subject to the Declaration for The Las Colinas Condominiums recorded in said office in Book 6079 at Page 1309.

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RULES AND REGULATIONS
ASSOCIATION UNIT LEASING POLICY.

Las Colinas Condominium Owners Association documents allow the leasing of Units.

However, the documents and the Board's resolutions and policies contain the following restrictions:

1. No unit shall be rented for transient or hotel purposes. Any lease must be of at least six months duration. A lease with a six month lease or longer may not sublet or allow a third party to occupy the unit for less than six months.
2. No studio or one bedroom unit shall be leased to or occupied by more than two people.
3. No two bedroom unit shall be leased to or occupied by more than four people.
4. No three bedroom unit shall be leased or occupied by more than six people.
5. All tenants or occupants are subject to Association regulations, and the owner(s) shall be held responsible for any and all infractions. The lease must contain a clause that indicates the tenant has received a copy of the Association rules and regulations.
6. Tenants or occupants of a leased unit are entitled to use the recreation facilities only if the unit owner relinquishes his/her right to use recreation facilities for the length of the lease.
7. Promptly after execution of any lease or sublease or lease renewal of a condominium unit, the unit owner(s) must provide the Association with a copy of the lease, full name(s) of lessee and occupants, and the permanent address and emergency telephone number of owner.
8. The unit owner is always responsible for Association assessments, insurance deductibles, or any other charge the Board of Directors may direct to the unit.
9. The tenants and occupants of a unit are the guests of the unit owners. They are encouraged to assist the Association on committees, but are not allowed to sit on the Board of Directors.

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10. Section 4.3 of the Associations By-Laws provides that "the Board shall have the power to designate an exclusive rental agent" for the rental of units at Las Colinas.

Effective September 1, 1991, the Board of Directors of the Las Colinas Condominium Owners Association, adopt the following Rules and Regulations pertaining to renter identification and leasing of all units.

William L. Scurrah
Bill Scurrah
President

Francisco Melero
Francisco Melero
Vice President

Jack Laird
Jack Laird
Secretary/Treasurer

Roland Hansen
Roland Hansen
Member

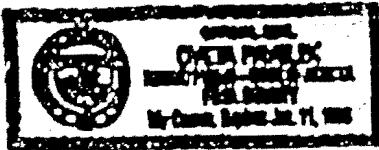
Chip Ciperley
Chip Ciperley
Member

STATE OF ARIZONA)
) ss.
COUNTY OF PIMA)

This instrument was subscribed and sworn before me on this 12th day of September, 1991 by Bill Scurrah, Francisco Melero, Jack Laird, Roland Hansen and Chip Ciperley, the Board of Directors for Las Colinas Condominium Owners Association.

My commission expires: Jan 11, 1993

Suzeta Pavelet
NOTARY PUBLIC



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LAS COLINAS BOARD RESOLUTION

In accordance with Article VIII. Bylaws, Section 8.1, Amendments, the Bylaws may be amended by the Board of Directors.

In the interest of clarifying the insurance coverage available to Unit owners, the Board of Directors is hereby amending Article VII, Section 7.4 General Obligations of Unit Owners, to read as follows:

Section 7.4 General.

C. All Owners of units are strongly encouraged to maintain their own insurance coverage on the interior of their Unit and all personal possessions. The Association maintains insurance coverage on the common areas of the condominium property, not the interiors of the individual Units or the appurtenant Limited Common Elements.

This policy is confirmed this 8 day of November, 2005 by the presence of the signatures of members of the Board of Directors.

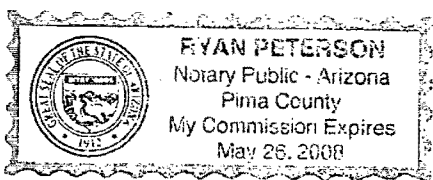
Katherine Trimm Audrey Ricker Robert Schneller
Katherine Trimm Audrey Ricker Robert Schneller

STATE OF ARIZONA)
)
) ss.
COUNTY OF PIMA)

This instrument was subscribed and sworn before me on this 8 day of Nov, 2005 by Katherine Trimm of Las Colinas Condominium Owners Association.

Ryan Peterson
NOTARY PUBLIC

My commission expires: May 26, 2008



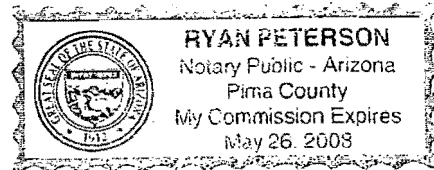
STATE OF ARIZONA)
)
) ss.
COUNTY OF PIMA)

This instrument was subscribed and sworn before me on this 8 day of Dec, 2005 by Audrey Ricker, of Las Colinas Condominium Owners Association.

Ryan Peterson
NOTARY PUBLIC

My commission expires: May 26, 2008

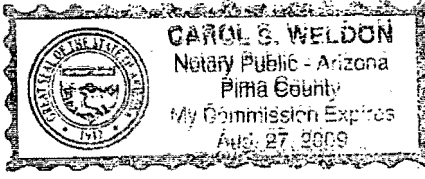
STATE OF ARIZONA)
)
) ss.
COUNTY OF PIMA)



This instrument was subscribed and sworn before me on this 8th day of December, 2005 by Robert Schneller of Las Colinas Condominium Owners Association.

Carol S. Weldon
NOTARY PUBLIC

My commission expires: 8/27/2009



LAS COLINAS BOARD RESOLUTION

In accordance with Article VIII. Bylaws, Section 8.1, Amendments, the Bylaws may be amended by the Board of Directors.

In the interest of being able to hold elections which conform with the current legal requirements of Arizona Condominium Law, the Board of Directors is hereby amending Article II, Section 2.6 Proxies and Section 2.7 Voting by Mail, to read as follows:

Section 2.6 Proxies. DELETED BY ACTION OF LAW.

Section 2.7 Voting by Mail.

A. The Association shall provide for votes to be cast in person and by absentee ballot. Any action taken at an annual regular or special meeting of the members shall comply with all of the following if absentee ballots are used.

1. The absentee ballot shall set forth each proposed action.
2. The absentee ballot shall provide an opportunity to vote for or against each proposed action.
3. The absentee ballot is valid for only one specified election or meeting of the members and expires automatically after the completion of the election or meeting.
4. The absentee ballot specifies the time and date by which the ballot must be delivered to the board of directors in order to be counted, which shall be at least seven days after the date that the board delivers the unvoted absentee ballot to the member.
5. The absentee ballot does not authorize another person to cast votes on behalf of the member.

B. Election of Directors.

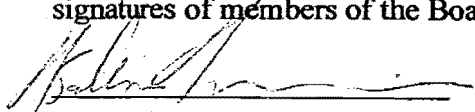
1. The existing Board of Directors shall nominate candidates and shall advise the Secretary in writing of the names of nominated Directors sufficient to constitute a full Board of Directors and of a date at least 50 days after such advice is given by which all votes are to be received.
2. The Secretary within 5 days after such advice is given shall give written notice of the number of Directors to be elected and of the names of the nominees to all Owners or co-owners of each membership. The notice shall state that any such Owner or co-owner may nominate an additional candidate or candidates, not to exceed the number of Directors to be elected, by notice in writing to the Secretary, or the Agent of the Association, at the specified address of the principal office of the corporation, to be received on or before a specified date 15 days from the date the notice is given by the Secretary.
3. Within five days after the date the above mentioned notice is given by the Secretary, the Secretary, or the Agent of the Association, shall give written notice to all Owners or co-owners of a membership, stating the number of Directors to be elected, stating the names of all persons nominated by the Board of Directors and by the members on or before said specified date, stating that each Owner or co-owner may cast a vote by

mail and stating the date established by the Board of Directors by which such votes must be received by the Secretary, or the Agent of the Association, at the address of the principal office of the corporation, which shall be specified in the notice. Votes received after that date shall not be effective. If the absentee ballot is not received by the specified date, the Owner or co-owner may still vote in person at the time, date, and place set for voting in person. All persons elected as Directors pursuant to such an election by mail by receipt of the number of votes required by applicable law shall take office effective on the date specified in the notice for receipt of such votes.

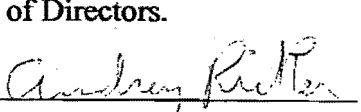
C. In the case of a vote by mail relating to any properly noticed matter or to any proposed amendment to the Articles of Incorporation or adoption of a proposed plan of merger, consolidation, or dissolution, the Secretary, or the Agent of the Association, shall give written notice to all Owners or co-owners of each membership which notice shall include a proposed written resolution are entitled to vote by mail for or against such proposal and stating a date not less than 20 days after the date such notice shall have been given on or before which all votes must be received and stating that they must be sent to the specified address of the principal office of the corporation. Votes received after that date shall not be effective. If the absentee ballot is not received by the specified date, the Owner or co-owner may still vote in person, at the specified time, date, and place set for voting in person. Any such proposal shall be adopted if approved by the affirmative vote of not less than one-tenth (1/10th) of the votes entitled to be cast on such question.

D. Votes cast by absentee ballot or other form of delivery are valid for the purpose of establishing a quorum.

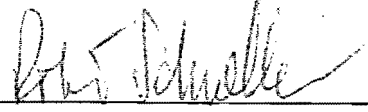
This policy is confirmed this _____ day of November, 2005 by the presence of the signatures of members of the Board of Directors.



Katherine Trimm



Audrey Ricker



Robert Schneller

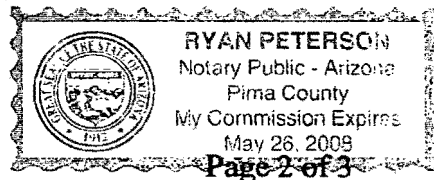
STATE OF ARIZONA)
) ss.
COUNTY OF PIMA)

This instrument was subscribed and sworn before me on this 8 day of Dec, 2005 by Katherine Trimm of Las Colinas Condominium Owners Association.



NOTARY PUBLIC

My commission expires: May 26, 2009



Las Colinas Board Resolution: Section 2.6 & 2.7 Voting

STATE OF ARIZONA)
)
) ss.
COUNTY OF PIMA)

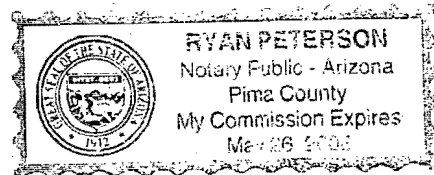
This instrument was subscribed and sworn before me on this 8 day of Dec., 2005 by Audrey Ricker, of Las Colinas Condominium Owners Association.



NOTARY PUBLIC

My commission expires: May 26, 2008

STATE OF ARIZONA)
)
) ss.
COUNTY OF PIMA)

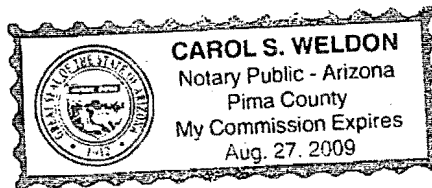


This instrument was subscribed and sworn before me on this 8th day of Dec, 2005 by Robert Schneller of Las Colinas Condominium Owners Association.



NOTARY PUBLIC

My commission expires: 8/27/2009



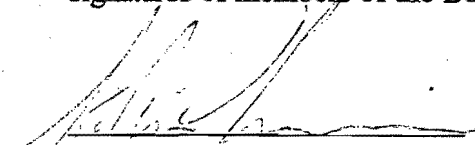
LAS COLINAS BOARD RESOLUTION

In accordance with Article VIII. Bylaws, Section 8.1, Amendments, the Bylaws may be amended by the Board of Directors.

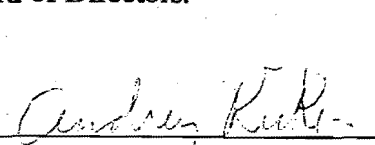
In the interest of being able to fairly fund the Reserve Account of the Association, the Board of Directors is hereby amending Article VII, Section 7.1 Assessments, to read as follows:

Section 7.1 B Deposit upon Transfer. A nonrefundable deposit equivalent to the cost of 2 months assessment shall be collected for any unit being sold and shall be deposited to the Reserve Account. This deposit is non refundable, and will not to be applied to payment of future assessments.

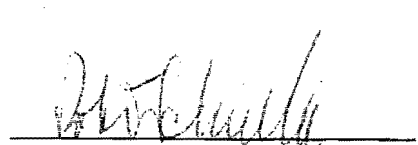
This policy is confirmed this _____ day of November, 2005 by the presence of the signatures of members of the Board of Directors.



Katherine Trimm



Audrey Ricker



Robert Schneller

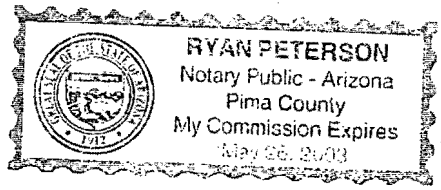
STATE OF ARIZONA)
) ss.
COUNTY OF PIMA)

This instrument was subscribed and sworn before me on this 8 day of Dec., 2005 by Katherine Trimm of Las Colinas Condominium Owners Association.



NOTARY PUBLIC

My commission expires: May 26, 2008



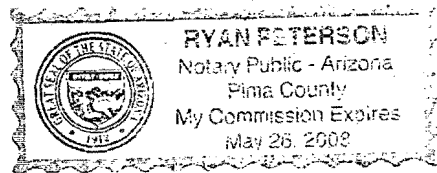
STATE OF ARIZONA)
) ss.
COUNTY OF PIMA)

This instrument was subscribed and sworn before me on this 8 day of Dec., 2005 by Audrey Ricker, of Las Colinas Condominium Owners Association.

Ryan Peterson
NOTARY PUBLIC

My commission expires: May 26 2008

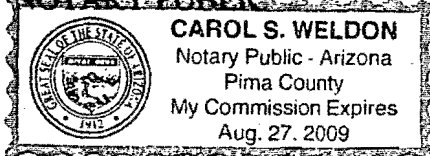
STATE OF ARIZONA)
)
) ss.
COUNTY OF PIMA)



This instrument was subscribed and sworn before me on this 8th day of Dec, 2005 by Robert Schneller of Las Colinas Condominium Owners Association.

Carol S. Weldon
NOTARY PUBLIC

My commission expires: 8/27/2009



F. ANN RODRIGUEZ, RECORDER
RECORDED BY: RJL
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W
LAS COLINAS COA
1517 N WILMOT RD 290
TUCSON AZ 85712

Homeowner's Association

1600 N. Wilmot Road
Tucson, AZ 85712

**Las Colinas Board Resolution
Restriction**

In accordance with Article VIII. Bylaws, Section 8.1 Amendments, the Bylaws may be amended by the Board of Directors.

Effective February 15, 2010 the Association Leasing Policy has been amended as follows:

At the February 15, 2010 Board Meeting, the Board voted effective 2/15/2010 to completely ban rental of units purchased after 2/15/2010.

This policy is confirmed this 15th day of February, 2010 by the presence of the signatures of the members of the Board of Directors.

Handwritten signature of John Saputo in black ink, written over a horizontal line.

John Saputo, President

Handwritten signature of Katherine Trimm in black ink, written over a horizontal line.

Katherine Trimm, Vice President

Handwritten signature of Tobi Stonechek in black ink, written over a horizontal line.

Tobi Stonechek, Treasurer

Handwritten signature of Gayle Alleman in black ink, written over a horizontal line.

Gayle Alleman, Board Secretary

Handwritten signature of Robert Preivo in black ink, written over a horizontal line.

Robert Preivo, Special Projects

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F. ANN RODRIGUEZ, RECORDER
RECORDED BY: JSH
DEPUTY RECORDER
0497 PE-2



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W
LAS COLINAS HOMEOWNERS ASSOC
1600 N WILMOT RD
TUCSON AZ 85712

Las Colinas
Homeowner's Association
1600 N. Wilmot Road
Tucson, AZ 85712
(520) 390-2310

RESTRICTION

Las Colinas Condominium Association Foreclosure Policy

In accordance with the Bylaws of the Las Colinas Condominium Owner's Association, Inc., Article IV, Section F:

"To collect delinquent assessments by suit, foreclosure, or otherwise, and to enjoin or seek damages from an Owner as is provided in the Declaration and these Bylaws."

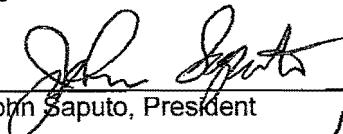
the Board of Directors of the Las Colinas Condominium Owner's Association has established the following Foreclosure Policy:

1.) To offset the costs of managing foreclosed/abandoned units, a foreclosure fee of \$1,000.00 dollars shall be assessed upon foreclosure. Effective for foreclosures after October 26, 2010, the Foreclosure fee shall be \$2,500.00. This assessment is due from the entity that assumed ownership of the unit in foreclosure. In taking ownership of the unit in the foreclosure process, the foreclosing entity becomes contractually bound by the Governing Documents and required to comply with all the duties of ownership, including prompt payment of all assessments.

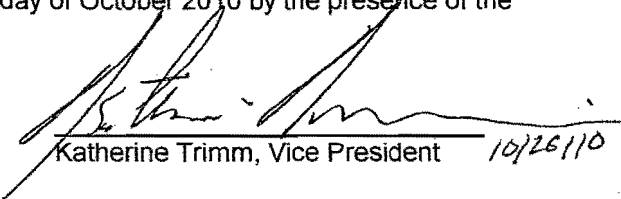
2.) A new owners is required to contact the Association within 10 days of purchase and provide contact information, a signed copy of Arizona Disclosure of the Association's right to foreclose, and a copy of the deed. **This requirement applies equally to a new owner who is foreclosing entity.** To protect the Common Area, in the case where an owner (foreclosing entity) fails to provide contact information to the Association within 10 days, the Association managed water service shall be cut-off to an unoccupied unit. The Association purchases all water supplied to the property. The plumbing serving each unit, and the boilers providing hot water to each unit, are under the exclusive management of the Association. Units are not individually metered. The water turn-on fee is \$4,000.00. As with any assessment, this assessment creates a statutory lien and is due and payable immediately from the foreclosing entity.

3.) **All assessments must be current for water service to be restored.** Foreclosing entities have a contractual duty, as do all the owners, to pay their assessments timely. Failure to do so has a cost to the Community. Owners in breach are responsible for all assessments, including the water turn-on fee, and all legal costs required to collect debt owned to the Association.

In accordance with Article VIII. Bylaws, Section 8.1 Ammendments, the Bylaws may be amended by the Board of Directors. This policy is confirmed this 26th day of October 2010 by the presence of the signatures of officers of the Board of Directors.



John Saputo, President 10/26/10



Katherine Trimm, Vice President 10/26/10

PHOTO COPY

Las Colinas

Homeowner's Association

1600 N. Wilmot Road
Tucson, AZ 85712
520 390-2310

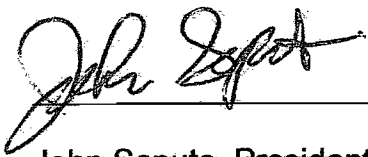
Las Colinas Board Resolution Amendment to the Bylaws

In accordance with Article VIII. Bylaws, Section 8.1 Amendments, the Bylaws may be amended by the Board of Directors:

Effective May 10, 2011 the Association Policy on publishing the addresses and phone numbers of the Board members has been amended as follows:

The names, and elected offices, of the Board members shall be published. Board members may be contacted through the Association office. Home addresses and phone numbers of Board members shall not be published.

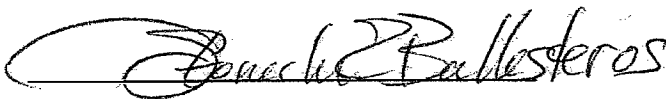
This policy is confirmed this 10th day of May, 2011 by the presence of the signatures of the members of the Board of Directors.



John Saputo, President



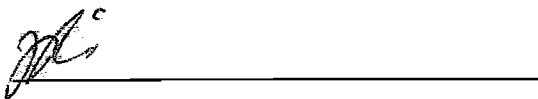
Katherine Trimm, Vice President



Tobi Stonechek Ballesteros, Treasurer



Gayle Alleman, Board Secretary



Robert Preivo, Special Projects



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AMOUNT PAID: \$10.00

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LAS COLINAS
1517 N WILMOT 290
TUCSON AZ 85712

Las Colinas
Homeowner's Association
1600 N. Wilmot Road
Tucson, AZ 85712
(520) 390-2310

RESTRICTION
Las Colinas Condominium Association
Water Shut Off Policy

In accordance with the Bylaws of the Las Colinas Condominium Owner's Association, Inc., Article IV, Section F:

"To collect delinquent assessments by suit, foreclosure, or otherwise, and to enjoy or seek damages from an Owner as is provided in the Declaration and these Bylaws."

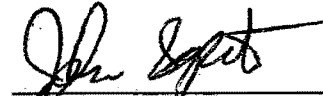
And Section 7.5 F:


"The Board of Directors shall have the power to establish, make, and enforce compliance with such additional rules and regulations as may be necessary for the operation, use, and occupancy of this Condominium project with the right to amend from time to time."

the Board of Directors of the Las Colinas Condominium Owner's Association has established the following Water Shut Off Policy:

- 1.) In the case where an owner (including a foreclosing entity) falls two months delinquent, the Association managed water service may be shut off. The Association purchases all water supplied to the property. The plumbing serving each unit, and the boilers providing hot water to each unit, are under the exclusive management of the Association.
- 2.) Units are not individually metered. Once the water service has been shut off, the water turn-on fee is \$4,000.00. As with any assessment, this assessment creates a statutory lien and is due and payable immediately from the owner (including a foreclosing entity).
- 3.) **All assessments must be current for water service to be restored.** All owners have the contractual duty to pay their assessments on time. Failure to do so has a cost to the Community. Owners in breach are responsible for all assessments, including the water turn-on fee, and all legal costs required to collect debt owed to the Association.

This policy is confirmed this 14th day of October 2011 by the presence of the signatures of officers of the Board of Directors.


10/14/11
John Saputo, President


Katherine Trimm, Vice President 10/14/2011

Units 1-250, The Las Colinas Condominiums a Subdivision of Pima County, Arizona, as shown on the Condominium Map recorded in office of the County Recorder, Pima County, Arizona on the 27th day of July, 1979, in Book 6079 of Maps and Plats at page 1309 and subject to the Declaration for The Las Colinas Condominiums recorded in said office in Book 6079 at Page 1309.