

## **Resolution #6**

### **The Seasons at Tiara Rado Homeowners Association**

#### **Filing 1 Irrigation Maintenance and Billing Assumed by Master HOA**

On February 16, 2009 the Board of Directors of The Seasons at Tiara Rado Filing No. 1 Owners Association voted and approved the Proposal to Dissolve the Filing No. 1 Owners Association. The document states the homeowners will assume responsibility and payment for lawn and gardening services, trash collection, and operation and maintenance of the common irrigation facilities. Since that time, dedicated homeowners have assumed responsibility as Irrigation Manager and Bookkeeper, billed the nine homeowners (Lots 2, 3, 4, 5, 6, 11, 12, 13, 14) who have irrigation and have formalized arrangements with a Vendor to service the irrigation and pay invoices.

With this Resolution #6, Filing 1 has asked the Master Association to assume management of the canal irrigation system in Filing 1, collect monies from the nine affected homeowners through assessments for yearly service and for repairs, and to pay invoices generated by the Vendor. The Master Association will include in its yearly Irrigation Vendor Contract the following: start-up and winterization of the Filing 1 irrigation system and weekly checks to ensure canal water is flowing to the lawns; the total amount of this work will be billed equally to the nine homeowners who receive irrigation. Any repairs to the system, whether to the pump, the main line infrastructure or lateral or feeder lines, nozzles and emitters will be handled by the Master Association irrigation vendor at the established rate. The Master Association will be responsible for payment of repair invoices associated with the main line and pump with funds generated through yearly assessments and inclusion in the Capital Reserve Fund. A special assessment fund (based on prior year's repair expenses) will be set up to handle repairs to the lateral and feeder lines, nozzles and emitters: those items on the owners' side of the control valves. Owners of the nine lots who receive irrigation will be billed equally for these repairs. The Masters Association will collect the special assessments and the Master Association Treasurer will pay the invoices and allocate expenses to the Filing 1 line items.

Amendment & Deviation: The Board of Directors may amend this Resolution from time to time and the Board may deviate from the procedures set forth in this Resolution if in its sole discretion such deviation is reasonable under the circumstances.

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Certification: The undersigned, being the Secretary of the Association, certifies that the Board of Directors of the Association adopted the foregoing resolution and in witness thereof, the undersigned has subscribed his/her name:

**The Seasons at Tiara Rado Master Homeowners Association**

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Secretary

Effective Date: \_\_\_\_\_