

**UNANIMOUS CONSENT TO ACTION BY THE BOARD OF DIRECTORS OF
MOUNTAIN TRAILS COMMUNITY ASSOCIATION**

c/o AAM, LLC
1600 W Broadway Rd., Ste 200
Tempe, AZ 85282
(602) 957-9191

The undersigned, constituting all of the members of the Board of Directors of Mountain Trails Community Association an Arizona nonprofit corporation, hereby take the following actions in writing and without a meeting pursuant to Section 10-3821, Arizona Revised Statutes, which actions shall have the same force and effect as if taken by the Board at a duly called meeting of the Board.

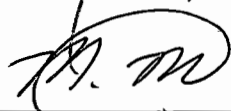
RESOLVED pursuant to Article 8.13 "Reserve Contribution Fee" of the Declaration of Covenants, Conditions and Restrictions for Mountain Trails Community Association ("CC&Rs") each Purchaser (other than Declarant, MTP, or Designated Builder) shall pay to the Association a reserve contribution fee in such amount as is established from time to time by a written resolution of the Board (the "Reserve Contribution Fee"). Such payment shall become due at the close of escrow or immediately upon the transfer of title to the Lot, whichever occurs first, and shall be required upon each transfer of title to each Lot. Payments made pursuant to this Section shall be nonrefundable and shall not be considered as an advance payment of any other Assessments levied by the Association pursuant to this Declaration. The Board shall have the right, by an affirmative vote of the majority of the members of the Board, and based upon the Board's analysis of replacement and repair reserves to permanently or temporarily cease to assess the Reserve Contribution Fee, and having ceased to assess the Reserve Contribution Fee, the Board shall have the right to reinstate the assessment of such fee at any time thereafter, it being the intent that the Board shall have the right to begin or stop assessment of the Reserve Contribution Fee as the Board deems appropriate from time to time.

FURTHER RESOLVED that the Board of Directors has determined that the Reserve Contribution Fee to be collected in accordance with Article 8.13 of the CC&Rs shall be set at two months of the then current annual assessment for Mountain Trails Community Association.

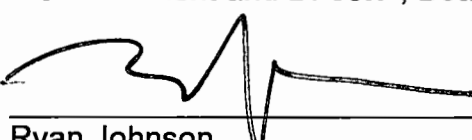
IN WITNESS WHEREOF, the undersigned have executed this consent as of this 13
day of May 2016.



Carol Grumley
President and Director, Board of Directors



Michael Milovanovic
Vice President and Director, Board of Directors



Ryan Johnson
Secretary/Treasurer and Director, Board of Directors

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c/o AAM, LLC
1600 W Broadway Rd., Ste 200
Tempe, AZ 85282
(602) 957-9191

The undersigned, constituting all of the members of the Board of Directors of Mountain Trails Community Association an Arizona nonprofit corporation, hereby take the following actions in writing and without a meeting pursuant to Section 10-3821, Arizona Revised Statutes, which actions shall have the same force and effect as if taken by the Board at a duly called meeting of the Board.


RESOLVED pursuant to Article 8.12 "Working Capital Fee" of the Declaration of Covenants, Conditions and Restrictions for Mountain Trails Community Association ("CC&Rs") each Purchaser (other than Declarant, MTP, or Designated Builder) shall pay to the Association, or the Association's managing agent, a working capital fee in such amount as is established from time to time by a written resolution of the Board. Such payment shall become due at the close of escrow or immediately upon the transfer of title to the Lot, whichever occurs first, and shall be required upon each transfer of title to each Lot. Funds paid to the Association pursuant to this Section may be used by the Association for the Areas of Association Responsibility, or any other purpose permitted under the Project Documents. Payments made pursuant to this Section shall be nonrefundable and shall not be offset or credited against or considered as advance payment of the Regular Assessment or any other Assessments levied by the Association pursuant to the Declaration.

FURTHER RESOLVED that the Board of Directors has determined that the Working Capital Fee to be collected in accordance with Article 8.12 of the CC&Rs shall be set at two months of the then current annual assessment for Mountain Trails Community Association.

IN WITNESS WHEREOF, the undersigned have executed this consent as of this 13
day of May 2016.



Carol Grumley
President and Director, Board of Directors



Michael Milovanovic
Vice President and Director, Board of Directors



Ryan Johnson
Secretary/Treasurer and Director, Board of Directors