

HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION, INC.

Board of Directors Resolution

Village Assessments for Wilderness Canon Village

WHEREAS, Section 5.3 of the Amended and Restated Declaration of Covenants, Conditions, and Restrictions for High Desert Residential Properties, recorded as Document No. 2011074908 in the official records of Bernalillo County, New Mexico (the "Declaration"), provides in part, "Upon Board resolution, the Owners of Units within each Village shall be responsible for paying, through Village Assessments, the costs of operating, maintaining and insuring certain portions of the Area of Common Responsibility within or adjacent to such Village.";

WHEREAS, the Wilderness Canon Village was established as a Village by the Forty-Ninth Supplemental Declaration to Declaration of Covenants, Conditions, and Restrictions for High Desert Residential Properties (Tract A Wilderness) (the "49th Supplemental Declaration");

WHEREAS, the Wilderness Canon Village is a gated village with private streets and sidewalks;

WHEREAS, the High Desert Residential Owners Association, Inc. (the "Association") maintains the entrances, gates, and related structures to the Wilderness Canon Village, as well as the private streets, sidewalks, and easements granted to the Association as shown on the Plat of Wilderness Canon at High Desert, recorded as Document No. 2017060229 in the official records of Bernalillo County, New Mexico; and

WHEREAS, the Association's Board of Directors (the "Board") desires that Wilderness Canon Village be treated similarly to other gated Villages and pay Village Assessments for the costs of operating, maintaining, and insuring portions of the Area of Common Responsibility within Wilderness Canon Village in the same manner as other gated Villages.

NOW, THEREFORE, the Board hereby adopts the following resolutions regarding the payment of Village Assessments by Owners of Units within the Wilderness Canon Village:

1. All costs associated with the operation and maintenance responsibilities of the Association relating to the private streets, private sidewalks, gate and related improvements, and easements within the Wilderness Canon Village shall be paid by Owners of Units within the Wilderness Canon Village through Village Assessments.
2. The costs associated with the operation and maintenance responsibilities of the Association relating to the landscaping outside of the gates at Wilderness Canon Village and the entrance monument for the Wilderness Canon Village shall be a Common Expense.
3. The costs associated with the maintenance of walls that face Common Area or Areas of Common Responsibility per Section 5.1(d) of the Declaration shall be a Common Expense.

The President and Secretary of the Association hereby certify that this Board Resolution was adopted by the Board at the Board meeting held on _____.

_____, President _____, Secretary