

STONEFIELD VILLAGE HOMEOWNERS ASSOCIATION, INC.

Policy and Resolution of the Board of Directors regarding Irrigation Water Expenses

WHEREAS, the Stonefield Village Homeowners Association, Inc. ("Association") is governed by the Stonefield Village Townhomes – Plats "A", "B", "C", "D", and "E" as recorded with the Davis County Recorder ("Plat") and the "Declaration of Covenants, Conditions and Restrictions for Stonefield Village Townhomes" as recorded with the Davis County Recorder on April 5, 2005 as Entry No. 2063954 ("Declaration"), all as amended from time to time. Capitalized terms used herein shall have the same meaning as used and defined in the Declaration.

WHEREAS, Section 1.4 of the Declaration states that the Common Area is that portion of the Stonefield Village Townhomes property ("Project") not included within the Units and which is owned by the Association for the common use and enjoyment of the Owners. Common Area also includes those areas so designated on the Plat.

WHEREAS, the business and affairs of the Association and the physical amenities of the Project are managed under the direction of the Association's Board.

WHEREAS, the Association has recently learned that portions of the landscaped Common Area along 1850 North is being irrigated with culinary water that is being paid for by some Unit Owners.

WHEREAS, the Association should pay for water that it uses for the benefit of the Common Area.

WHEREAS, the Association did not design, construct, nor connect the water irrigation system; rather, such was done by the Project's developer who has not had any ownership interests in the Project for many years.

WHEREAS, to disconnect, relocate, and reconnect the irrigation lines at issue is cost prohibitive.

WHEREAS, the Board is authorized to adopt resolutions, rules, and policies on behalf of the Association to ensure that the Project is maintained in a manner consistent with the interests of the Owners.

NOW THEREFORE BE IT RESOLVED that this Resolution be adopted by the Board on behalf of the Association to accomplish the objectives listed above.

NOW THEREFORE BE IT RESOLVED that:

1. The Association shall ensure that the irrigation system is functional and

operating for its intended purpose.

2. Some Units along 1850 North have been identified by the Association as having their culinary water meter tied into the irrigation system of certain Common Areas (“Affected Units”).

3. The Affected Units will be contacted by the Association.

4. It is the objective of the Association to pay for the water it uses to maintain the Common Areas pursuant to this Resolution, but it is imperative that such be done in order and with proper protocols and procedures.

5. As a result, the Association will reimburse the Affected Unit Owners annually through a credit on their assessment ledger so long as the Owners of the Affected Units do the following:

a. Submit each monthly water usage bill to Association management from April of the prior year through the end of March of the current year (“Water Usage Bills”).

b. The Water Usage Bills must be submitted to Association management by the end of May of the current year.

c. The Association will average the cost of the Water Usage Bills of the Affected Unit for those months that the Common Areas are irrigated, then subtract from them the average of the Water Usage Bills for the months when the landscaped areas are not irrigated.

d. By the end of the month of June, the Association shall issue a reimbursement credit on the Affected Unit Owners Association ledger for the difference between the irrigated months and non-irrigated months.

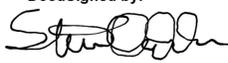
6. If an Owner believes that the reimbursement credit issued by the Association is insufficient, the Owner may submit supporting information to the Board for its consideration by the end of July.

7. The Board will review this information and if it reasonably determines that the reimbursed credit was insufficient, an additional credit will be given to the Owner. If an Owner fails to submit this information by July 31st of the current year, the Owner shall be deemed to acknowledge and agree that the reimbursed credit is adequate and fair.

8. The Association has no obligation to reimburse an Affected Owner who does not comply with the foregoing process and requirements.

NOW BE IT FURTHER RESOLVED that following adoption by the Board, a copy of this Resolution shall be sent to all Owners.

ATTESTED TO this 15 day of April, 2021.

DocuSigned by:

8007499D0D004EC...

President
Stonefield Village Homeowners Association, Inc.

SECRETARY CERTIFICATION

I, Ryan Somerville, Secretary of the Stonefield Village Homeowners Association, Inc., do hereby certify that the above Resolution was duly adopted by the Board of Directors and this Resolution has been placed in the official records and minutes of the Association.

DocuSigned by:

3FA231EB48E841A...

Secretary

Date: 4/15/2021