

**SCOTTSDALE SHADOWS IV, INC.  
BOARD OF DIRECTORS RESOLUTION  
REGARDING GARAGE STORAGE LOCKERS**

WHEREAS, Scottsdale Shadows IV, Inc. (“Association”) is governed by a Declaration of Horizontal Property Regime and Declaration of Covenants, Conditions and Restrictions, recorded at Docket 12813, p. 87, Official Records of Maricopa County, and subsequently amended (“Declaration”), the Association is also subject to Bylaws.

WHEREAS, all Lots within the Association are governed by the Declaration;

WHEREAS, Article IV, Section 3(k) of the Bylaws allow the Association, through the Board of Directors, to adopt and amend Rules and Regulations.

WHEREAS, the Association is responsible for the maintenance, repair and replacement of the Common Elements. Section 1.4 of the Declaration sets forth Common Elements includes, without limitation the roofs of buildings, and all other portions of the property except the Units. All storage units, as indicated in the CC&Rs, are considered part of the Common Elements, and therefore belong to the Association.

NOW, THEREFORE, based on the power authorized to the Board of Directors and the responsibilities of the Owners, the Board of Directors hereby adopts the following resolution and makes the provisions below part of the Association’s Rules and Regulations, concerning Garage Storage Lockers:

**Policies regarding Association IV Garage Storage Units in Buildings 26 & 27:**

- All garage storage lockers in buildings 26 and 27 are considered part of the Common Elements, and therefore belong to the Association. They are not deeded to individual condominium owners, and are not transferable to Buyer. It may not be included or promised to a Buyer as part of the unit.
- All locker assignments are made at the Board’s discretion, based on availability.
- Owner Occupants are eligible for an approximate 10x10 garage locker space as available.
- All occupants will share a locker with at least one other owner. Some larger lockers have multiple spaces (3-4) available for use.
- The Association cannot guarantee that the locker provided will be in the unit’s building nor in front of or close to the unit’s respective parking stall.

- Owners of Rental Units and their Tenants are not eligible for use of garage locker space.
- Association IV is not responsible for lost or stolen items.
- No garage storage lockers may be re-keyed by occupant.
- No hazardous, flammable, or unlawful items are allowed.
- All lockers are subject to inspection to ensure compliance.
- New owners may request a garage storage locker space by contacting the Association IV Board and will be assigned a locker as available.
- All locker assignments will be registered with the RCI Records and Registration Department.

A majority of the Board of Directors adopted the above Resolution on this 13 day of JANUARY, 2021.

SCOTTSDALE SHADOWS IV INC.

By: *John P. Witten* *John Witten*  
 Its: President

*Bret A. Zahn*  
 Its: Vice President

*Patricia J. Markus* *Patricia J. Markus*  
 Its: Secretary/Treasurer

*Mari Meyer* *Mari Meyer*  
 Its: Member at Large

*Michael S. Miller* *Michael S. Miller*  
 Its: Member at Large