

**RESOLUTION OF THE BOARD OF DIRECTORS  
TESORO AT GRAYHAWK CONDOMINIUM ASSOCIATION**  
**Fob Deactivation Policy**

WHEREAS, the Tesoro at Grayhawk Condominium Association (the “Association”) is governed by the Condominium Declaration for Tesoro at Grayhawk Condominium (the “Declaration”), recorded in the official records of the Maricopa County Recorder;

WHEREAS, the Board of Directors (the “Board”) has a fiduciary responsibility to ensure all Unit Owners pay the designated Assessments and other expenses incurred on behalf of Unit Owners in a timely manner to support the community budget and to comply with the requirements in the Condominium Declaration;

WHEREAS, Article 7, Section 7.4.3 allows the Board to enforce collection of any delinquent Assessments, monetary penalties and all other fees and charges owed to the Association in any manner allowed by law;

WHEREAS, Article 3, Section 3.3 (iv) allows the Association to suspend the right of a Unit Owner and any resident of such Unit Owner’s Unit to use the Common Elements for any period during which the Unit Owner is in violation of any provision of the Condominium Documents;

BE IT THEREFORE RESOLVED that the Tesoro Board of Directors hereby adopts the following FOB Deactivation Policy:

- 1.) Any Unit Owner who is more than 30 days delinquent in payments of Assessments, fines, or other fees, OR  
Is in violation of any article(s) in the Declaration or rules for more than 14 days;
- 2.) Unit Owner will be notified in writing (either by letter or email) that their access to Common Elements will be suspended with an effective date (30 days out) stated in such notice.
- 3.) If the Unit Owners do not comply by the stated date in the notice, the assigned FOBs for the Unit Owner will be disabled, denying access to the entire pool area, fitness room, clubhouse, and the community entry pedestrian gates after the written notification. Disabling the FOB will be executed by the community manager in conjunction with the Board President.
- 4.) If an owner believes the deactivation notice is in error, a letter or email may be sent to the community manager for consideration by the Board per the Tesoro appeals process.
- 5.) Access to common areas and pedestrian gates will be restored once monetary obligations are paid in full or violations are remedied.
- 6.) Vehicle gate remotes or codes will not be affected.

IN WITNESS WHEREOF, the Board, by majority vote at a duly noticed meeting of the Board held on the 29th day of September 2022 have approved these Resolutions.

**Tesoro at Grayhawk Condominium Association**

By: *James Dilling*, President

*This FOB Deactivation Policy supersedes and replaces all prior policies pertaining to this topic.*