BYLAWS OF THE LA VICTORIA TOWNHOMES HOMEOWNERS ASSOCIATION

AFTER RECORDING. MAIL TO;

NEWTOWN CDC

2106 E. Apache Blvd #112 Tempe., AZ 85281

BYLAWS OF THE LA VICTORIA TOWNHOMES HOMEOWNERS ASSOCIATION

GRANTOR;

La Victoria Townhomes Homeowners Association

GRANTEE:

La Victoria Townhomes Homeowners Association

LEGAL DESCRIPTION: 180032 La Victoria

TAX PARCEL NUMBERS; 135-41-834, 135-41-835, 135-41-836, 135-41-837, 135-41-838, 135-41-839, 141-41-840, 135-41-841, 135-41-842, 135-41-843, 135-41-844, 135-41-844, 135-41-845, 135-41-846, 135-41-847, 135-41-848, 135-41-849, 135-41-850, 135-41-851, 135-41-852

BYLAWS OF THE LA VICTORIA TOWNHOMES HOMEOWNERS ASSOCIATION

The following are the Bylaws of Tempe Micro Estates Homeowners Association (herein called Association), a corporation organized under the Arizona Nonprofit Corporation Act (RCW 24.03). Each Homeowner of a home in Tempe Micro Estates automatically, by virtue of such ownership, becomes a member of the Association. All present and future Owners, Mortgagees and other encumbrances, lessees, tenants, licensees and occupants of the homes, and their guests and employees, and any other person who may use the homes are subject to these Bylaws.

DEFINITIONS

Association: The incorporated entity made up of the entirety of Homeowners living in Tempe Micro Estates.

Board of Directors: The La Victoria Townhomes Homeowners Association Board of Directors, comprised of Cluster Representatives.

Common Area: Roads, parking lots, pedestrian trails, drainage field, detention basins, vegetative buffers, inter-lot areas, the community garden, and any structures such as fences, sheds, or other buildings, land or improvements not leased or owned exclusively by any individual Homeowner.

Consensus or Consensual Agreement: A decision making process that values diversity of viewpoints and is inclusive, participatory, cooperative, egalitarian, and solution-oriented. Participants actively listen so that all participants feel heard. Consensus involves collaboration, deep listening and a welcoming of diverse viewpoints. It i based on the understanding that diverse viewpoints, properly handled, strengthen relationships and engender better solutions. Achieving consensus requires serious treatment of every group members considered opinion. Full agreement by all voting Homeowners present is required to achieve consensus, though participants who do not fully embrace a decision may elect to not block the decision, thus allowing it to pass.

Homeowner: The individual or individuals who own or lease any parcel within amended Wild Rose Meadow Long Plat Subdivision, recorded in Volume 6 of Plats at pages 40 and 40A, in the office of the Auditor of San Juan County, Washington. There may be more than one Homeowner per Parcel and all are encouraged to participate in meeting discussions,however, each Parcel is entitled to one vote.

Newtown CDC, a Arizona State non profit corporation that is the owner and Lessor of 19 lots in the La Victroria Townhomes Sub-Division.

Parcel: One of 19 1ots,including its parking spaces, within the La Victoria Townhomes Plat Subdivision.

Proxy: A representative appointed and authorized by a La Victoria Townhomes Home owner to vote on his or her behalf at any meeting which the Homeowner cannot attend. The Proxy must be submitted to

the Secretary of the Board of Directors or the Cluster Secretary prior to the meeting at which the Proxy is to be utilized. The Proxy can only be used for the purpose of casting a vote for the Homeowner.

Quorum: The minimum number of members of a deliberative body necessary to conduct the business of the group. A Quorum for each type of meeting is specified in the section for that meeting. (See Sections 3.5. and 4.5.) A Proxy is not counted in determining Quorum.

Resident: Any person living in a Wild Rose Meadow household.

ARTICLE 1: MEMBERSHIP;DECISION MAKING Section 1.1. Membership

The Homeowners in the Wild Rose Meadow Subdivision shall constitute the

Association. Corporations, partnerships, associations, and other legal entities,

trustees under an express trust, and other fiduciaries,as well as natural persons may be members of the Association. Owners of a Parcel as joint tenants,tenants in common, community property, or other ownership involving more than one Owner; shall be joint members of the Association,but the sum total of their vote shall not exceed the voting power allocated to the Parcels owned. OPAL Community Land Trust,by

virtue of its land ownership,shall be a non-voting Member of the Association.

Section 1.2. Number of Votes

The total voting power of the members of the Association equals the number of Parcels and the voting power available to the Owner or Owners of each Parcel shall be one vote.

Section 1.3. Voting by Multiple Owners

If only one of the multiple Homeowners is present at a Cluster or Association meeting,the Homeowner is entitled to cast the vote allocated to that Parcel. If more

than one of the multiple Homeowners is present, the vote allocated to that Parcel may be cast only in accordance with the agreement of a majority in interest of the multiple Homeowners.

Section 1.4. Persons under Disability

Minors and persons declared legally incompetent shall be eligible for member

ship in the Association,if otherwise qualified,but shall not be permitted to vote except through a legally appointed, qualified,and acting guardian of their estate voting on their behalf, or, in the case of a minor with no legal guardian of his estate, through a parent having custody of the minor.

Section 1.5. Notice of Meetings

1. The Secretary of the Board of Directors shall give notice for meetings of the entire Association and the Board of Directors. The Secretary for each Cluster shall

give notice for Cluster Meetings.

2. Such notice shall be emailed, hand-delivered or sent prepaid by first-class

United States mail to the mailing address of each Homeowner or to any other mailing

address designated in writing by the Homeowner.

3. The notice of any meeting shall be given at least fourteen days in advance of the meeting, and will state the time and place of the meeting and the items on th

agenda to be voted on by Homeowners. Each item shall clearly state the goal of the discussion or the proposed action to be taken at the meeting.

Section 1.6. Adjournment of Meetings

If a meeting cannot be conducted because a Quorum has not attended, the Facilitator may adjourn the meeting to a time not less than 48 hours from the time the original meeting was called. Notice of adjournment shall be given to all Home owners who were party to the meeting by telephone or email.

Section 1.7. Consensus Decision Making Process

The decision-making process for an agenda item at a meeting shall be as follows, unless otherwise noted:

1. The Facilitator states the goal and if necessary, there is discussion to clarify the goal;

2. Those present at the meeting identify the issues relevant for a resolution on the agenda item;

3. Those present at the meeting develop options to resolve the issues;

4. Those present at the meeting discuss the options until one option appears to emerge as the favored resolution;

5. The Facilitator states the favored resolution and asks each person to state

his or her position;

6. If everyone present is in agreement, the option passes;

7. If not everyone is in agreement,the issue is tabled for a subsequent meet
8. If, after two meetings,there is no consensus, the item will be brought up at a third meeting for a vote
9. In the event of a vote,a simple majority of those present will be required to pass the measure.

ARTICLE 2: ASSOCIATION MEETINGS Section 2.1. Frequency and Place

1. The Association shall hold its Annual Meeting no later than March 31st of

each year.

2. In addition to the Annual Meeting, in the Spirit of Community, there may

be an annual gathering of the Association providing an informal time to visit socially.

Section 2.2. Roles and Responsibilities

1. Meetings of the full Association shall be required to adopt the annual bud

get and for other purposes that extend beyond the Cluster level. Adoption of the budget and other decisions will be made by consensus of Homeowners present at

the Annual Meeting.

2. All other matters shall be decided in Cluster Meetings or at meetings of the

Board of Directors.

ARTICLE 3: CLUSTER MEETINGS Section 3.1. Frequency and Place

1. Cluster meetings will be held at least two times per year at such suitable place as may be convenient to the Homeowners. At the last Cluster meeting of the year, each Cluster will establish the frequency and dates for the meetings for the

coming year.

2. Homeowners are encouraged to attend their Cluster meetings to establish a Quorum so decisions can be made.

Section 3.2. Elections and Terms

1. The Homeowners in each Cluster shall elect a Facilitator and a Secretary

and two Cluster Representatives. Individuals may serve as a Cluster Representative and also as either the Facilitator or the Secretary.

2. Elections shall be held at a meeting no later than December 31st of each

year for terms to commence January 1st.

3. Terms of Cluster Representatives will be two years. The terms of the initial

Cluster Representatives, after incorporation, shall be for staggered terms, set at the

first meetings of the Homeowners, with one of each Cluster's Representatives to

have a term of one year. Thereafter the terms of the Representatives shall be for the full terms.

4. Terms for Facilitator and Secretary shall be one year.

Section 3.3. Roles and Responsibilities

Each Cluster meeting requires three roles:

1. Cluster Representative: Shall represent the Cluster on the Board of Directors; attend Ouster meetings; clarify and take action to enforce the Covenants, Conditions and Restrictions; and act as conflict resolution mediators.

2. Facilitator: Shall preside at all meetings of the Cluster.

3. Secretary: Shall announce Cluster meetings; compile and distribute the agenda; record and transcribe the minutes of all Cluster meetings and make them available to all concerned. The Secretary shall also have custody of any records for the Cluster, other than the financial records kept by the Board Treasurer.

Section 3.4. Special Meetings

A special meeting of the Cluster may be called by the Cluster Representatives upon the written request of a Homeowner not less than fourteen days in advance of the meeting. No business shall be transacted at a special meeting except as stated in the notice.

Section 3.5. Quorum

A Quorum is required to make decisions at Cluster meetings. A Quorum is a minimum of two Households provided that at least one of the Households includes a Cluster Representative.

Section 3.6. Removal of Representatives

At any regular or special meeting of a Cluster, any one or more of the Cluster Representatives may be removed, with or without cause,by Consensus of the Homeowners entitled to vote for the Cluster Representative. A successor may be elected to fill the vacancy thus created and to serve the unexpired

term. Any Cluster Representative whose removal has been proposed shall be given an opportunity to be heard at the meeting.

Section 3.7. Compensation

Cluster Representatives shall not be compensated financially for the performance of their duties.

Section 3.8. Order of Business

Cluster meetings deal with issues involving only the immediate Cluster. Any

Cluster issue that cannot be resolved by a Cluster may be brought to the Board level.

The order of business shall be as follows unless dispensed with on motion:

1. Signing of attendance sheet

2. Minutes of preceding meeting

3. Reports or updates

4. Unfinished business

5. New business

6. Adjournment

ARTICLE 4: BOARD OF DIRECTORS

Section 4.1.Officers and Terms

1. The affairs of the Association shall be governed by a six member Board of

Directors comprised of two Cluster Representatives from each Cluster.

2. At the first Board meeting for each calendar year, which shall be held no later than January 31st, the Cluster Representatives will choose from among them-· selves who will serve as Board Treasurer, Secretary and Facilitator.

3. The terms of the Secretary,Treasurer and Facilitator are one year.

4. The Cluster Representatives may appoint from among themselves such other officers as in their judgment may be necessary or desirable.

5. Two or more offices may be held by the same person, except that a person

may not hold the offices of Facilitator and Secretary simultaneously.

Section 4.2.Powers and Duties

The Board, consisting of the above mentioned Cluster Representatives, shall

have the powers and duties necessary for the administration of the affairs of the Association, shall convene the Annual Meeting of the Association, and may do all such

acts and things as are not prohibited by statute.

Section 4.3.Roles and Responsibilities

1. The Facilitator shalt preside at all Board and Association meetings and shall

have such authority and duties as may be prescribed by the Cluster Representatives.

2. The Secretary shall announce Board and Association meetings;compile and distribute the agenda;record and transcribe the minutes of all Board and Association meetings and make them available to all concerned. The Secretary shall keep

a register of all Homeowners and shall also have custody of any records for the

Board or Association, other than the financial records kept by the Board Treasurer.

3. The Treasurer shall be responsible for keeping full and accurate accounts of all receipts and disbursements in books belonging to the Association and shall be the financial liaison between the Board and Newtown CLT. {See Article 7.)

Section 4.4.Special Meetings

Special meetings of the Board may be called by the Facilitator on three days'

notice to each Cluster Representative, given personally or by mail, telephone, or email, which notice shall state the time,place, and purpose of the meeting.

Section 4.5.Quorum

Three Cluster Representatives shall constitute a Quorum of the Board of Directors provided that each of the three Clusters is represented by at least one Cluster Representative.

Section 4.6. Open Meeting

1. Any Homeowner or Resident may attend any meeting of the Board .and may participate in the discussion.

2. The Cluster Representatives may, however, go into private executive sessions to consider the employment or dismissal of persons employed by the Board, or to hear complaints or charges brought against such person, unless the person re quests a public hearing, or to discuss with legal counsel litigation in which the Board is or is likely to become a party if public discussion would adversely affect the interests of the Association in such litigation.

Section 4.7. Vacancies

Vacancies on the Board for reasons other than removal of a Cluster Representative shall be filled by appointment of the other Board members. An appointment.

board member shalt live in the Cluster represented by the vacated seat. Each person

so selected shall be a Representative until a successor is elected in accordanc1e with the terms identified in these Bylaws.

Section 4.8. Compensation

The Board of Directors shall not be compensated financially for the performance of their duties.

Section 4.9. Other Officers and Employees

Other officers of the Board and any such persons employed to assist the offi

cers, shatl have such authority and shall perform such duties as the Board may pre scribe within the provisions of the applicable statutes, the Covenants,Conditic>ns and Restrictions, and these Bylaws.

Section 4.10. Order of Business

The order of business shall be as follows unless dispensed with on motion:

1. Signing of attendance sheet

2. Minutes of preceding meeting

3. Reports or updates

4. Unfinished business

5. New business

6. Adjournment

ARTICLE 5: COMMITTEES

Section 5.1. Committees of Directors

The Board of Directors may appoint one or more committees that consist of one or more Cluster Representatives. Such committees,if composed entirely of Cluster Representatives, shall have and exercise, to the extent provided in the resolution establishing the committee, the authority of the Board of Directors in the management of the Association. The appointment of any such committee shall not relieve the Board of Directors of their ultimate responsibility for the administration and man agreement of the Association.

Section 5.2. Other Committees

Other committees,not having or exercising the authority of the Cluster Representatives in the management of the Association,may be appointed by the Facilitator or the Cluster Representatives, and such committees may be composed of one or more Homeowners.

ARTICLE 6: FUNDS MANAGEMENT Section 6.1. Budget

1. The Board of Directors shall recommend to the Association an annual operating budget, which shall be adopted at the annual meeting of the Association by consensus of those Homeowners present at the meeting.

2. The Board of Directors shall be authorized to expend and collect funds in accordance with the operating budget.

3. As part of the budget summary provided to Homeowners each year. the

Board of Directors shall, to the best of its ability, summarize the strength of the Association's reserve account including the current balance,projected contributions, a comparison of the account's projected balance to the reserve study, and recommendations, if any, for changes to the monthly assessment.

Section 6.2. Accounts

The Board shall establish the necessary funds or accounts to provide properly

for the operation and maintenance of the Association. Overall superintendence of these funds shall be the responsibility of the Board Treasurer.

Section 6.3. Combination and Deposit or Investment of Funds

All funds of the Association shall be kept in accounts or deposits that are insured by agencies of the United States. The funds of the Association shall not be commingled with the funds of any other association or with the funds of any Cluster Representative. The reserve funds may be combined in one or more savings ac· counts, certificates of deposit, or other accounts or deposits. Withdrawal of reserve funds shall require the authorization of at least two persons who are Officers of the Board and the approval of OPAL CLT.

ARTICLE 7: KEEPING RECORDS AND REPORTS

1. The Treasurer shall cause to be kept complete,detailed,and accurate books and records of the receipts and expenditures of the Assodation, in a form tha complies with generally accepted accounting prindples. The books and records, au thorizations for payment of expenditures,and all contracts, documents,papers, and other records of the Association shall be available for examination by the Homeown ers, OPAL CLT, Mortgagees,and the Agents or Attorneys of either of them,during nonnal business hours and at any other reasonable time or times.

2. At least annually, the Treasurer shall prepare, or cause to be prepared, a finandal statement of the Association.

ARTICLE 8: AMENDMENTS

These Bylaws may be altered or amended,in whole or in part,only by consensus of the Board and the Association.

The foregoing Bylaws were adopted on the 22nd day of June, 2026

BYLAWS OF THE LA VICTORIA TOWNHOMES HOMEOWNERS ASSOCIATION

STATE OF ARIZONA

COUNTY OF MARICOPA

6/22/26

Stephanie Brewer – Executive Director Newtown Community Development Corporation

I certify that I know or have satisfactory evidence that Stephanie Brewer is the person who appeared before me,and said person acknowledged that she signed this instrument, on oath stated that she is authorized to execute the instrument and acknowledged it as the Executive Director of the Newtown Community Land Trust on behalf of whom this instrument was executed,to be the free and voluntary act of such party of the uses and purposes mentioned in instrument.

BRYANNA MACK
Notary Public - Arizona
Maricopa County
Commission # 649131
My Comm. Expires Jun 1, 2027

BRYANNA MACK NOTARY PUBLIC STATE OF ARIZONA COMMISSION EXPIRES JUNE 1, 2026 7 BM

BRYANA MACK NOTARY PUBLIC in and for the State of Arizona, residing at 7701 W. St. John Road Apt 1187 Glendale, AZ 85308

My commission expires June 1, 2027