

Portion of two Manager's Reports dealing with Governing Documents:

Manager's Report, June 8, 2017

During this last season, two of Golden Vista's five Governing Documents were amended. The CC&Rs were amended by approval of the association membership in February 2017. The Board approved two amendments to the Rules and Regulations. Both the CC&Rs and the Rules & Regulations documents were restated on March 31, 2017 to include the amendments. The other three Governing documents were previously restated as follows: Articles of Incorporation (2/17/2009), By-Laws (3/22/2016), and Design Guidelines (1/7/2014).

There are a couple of ways to access the governing documents. You can find these documents on Golden Vista's website under the menu item "HOA Info" [<https://goldenvistaresort.com/governing-documents/>] to view or download the latest documents; or flash drives and/or print copies may be purchased from the Front Office.

Our Governing Documents provide a direction for all our residents to help maintain a resort of order and respect; and to protect, enhance and maintain the value of GV's properties. Click here for a [one-page explanation of our Governing Documents](#).

Manager's Report, April 10, 2015

There's something I would like to bring to everyone's attention in regard to the Governing Documents of Golden Vista Resort. Three of the five Governing Documents have been "Amended and Restated." For example the Rules & Regulations document was last "Amended and Restated" on December 1, 2009. Since then the Board has approved 10 amendments with amendment #10 being approved on March 16, 2015. The 10 amendments were incorporated into the Rules & Regulations document; and it has been "Amended and Restated" with a Revision Date of March 16, 2015 which is the date of approval of the last amendment.

In the past, the documents were printed and provided to the owners. The last printing was 2010. At the December 9, 2014 Board meeting, the Board approved as item #9.1 "that the Governing Documents of Golden Vista RV Resort would no longer be printed for general distribution. The documents will become part of the website."

There are several ways to get copies of the Governing Documents:

1. Website: Go to <https://goldenvistaresort.com/governing-documents/> to view or download the latest documents.
2. Binder at the Board of Directors bulletin board allows you to view the documents.
3. CD: You can purchase a CD with the most current Governing Documents for \$1 from the Front Office.
4. Flash Drive: You can purchase a flash drive with the most current Governing Documents for \$10 from the Front Office.
5. Printed Copy: You can order/purchase a printed copy of the most current Governing Documents for 5 cents/page from the Front Office. (Assuming that you have the 2010 printing of the Governing Documents, we would print 67 pages (CCRs: 3 p; By-Laws: 21 p; R&R: 23 p; and Design Guidelines: 20 p). At 5 cents/page, this amounts to \$3.35; however, we will provide this packet for \$3. If you also want the Articles & CCR's [50 pages] printed, the cost is \$2.50 or \$5.50 for all the documents.)

I would encourage you to obtain a copy of the most recent governing documents because:

1. Documents change and you need the latest version to abide by them.
2. As a purchaser, you agreed to comply. Golden Vista RV Resort is a deed-restricted community. That means that property owners are subject to certain restrictions regarding the use and maintenance of their property. Arizona statute 33-1806 requires all buyers sign the following statement:
"I hereby acknowledge that the declaration, bylaws and rules of the association constitute a contract between the association and me (the purchaser). By signing this statement, I acknowledge that I have read and understand the association's contract with me (the purchaser)...."

In summary, Golden Vista is a society of laws and regulations. The Governing Documents provide direction for all owners and residents to help maintain a place of order and respect; and to protect, enhance and maintain the value of your properties.

... Jeff Elkins, Resort Manager