

SUN RANCH OWNERS' ASSOCIATION
BOARD RESOLUTION NO. 2026-02

Adopting a Roadway Gate Installation Policy and Procedure

WHEREAS, Section V(a) of the Restatement of Declaration of Covenants, Conditions, and Restrictions ("CC&Rs") requires prior written Board approval before any material change to the existing state of property within the Unit or Subdivision, including gates installed across common roads and easements; and

WHEREAS, the Board finds it necessary to adopt a written policy establishing the requirements, application process, fines, and enforcement procedure applicable to roadway gate installations, as set forth in the Roadway Gate Installation Policy and Procedure; and

WHEREAS, the Board has adopted a "Board Decision Appeals Policy and Procedure" (Resolution No. 2026-10) establishing a single, consistent appeals process for Board decisions across Association policies, and the Roadway Gate Installation Policy and Procedure incorporates that process by reference; and

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of Sun Ranch Owners' Association hereby adopts the Roadway Gate Installation Policy and Procedure, together with the associated forms and notices effective as of the date of adoption below; and

BE IT FURTHER RESOLVED, that appeals of determinations made under the Gate Installation Policy and Procedure shall follow the Board Decision Appeals Policy and Procedure, as reflected in the Official SROA Appeal Process language in the SROA Official Determination Notice; and

BE IT FURTHER RESOLVED, that this Resolution and the attached Gate Installation Policy and Procedure may be amended from time to time by subsequent resolution of the Board.

Adopted this ____ day of _____, 20__, by the Board of Directors of Sun Ranch Owners' Association.

President, Sun Ranch Owners' Association

Secretary, Sun Ranch Owners' Association