

SUN RANCH OWNERS' ASSOCIATION

Resolution of the Board of Directors — Board Decision Appeals Policy and Procedure

RESOLUTION NO. 2026-10

Adopted: _____, 2026

WHEREAS, various Association policies — including the Roadway Gate Installation Policy, the Building & Improvement Review Policy and Procedure, and the Association's covenant enforcement policies — provide for a right to appeal certain Board decisions, and each has separately stated the steps for doing so; and

WHEREAS, the Board finds that maintaining a single, consistent appeals procedure, rather than restating the same steps in every policy, will reduce the risk of inconsistent language across policies, simplify future amendments, and make the appeals process easier for members to find and understand; and

WHEREAS, the appeal process set forth below is substantively the same process already in use under the Roadway Gate Installation Policy (written notice of appeal to the Secretary, a stay of certain enforcement pending appeal, a hearing before the Board with a right to be heard, and a final and binding decision by majority vote);

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of Sun Ranch Owners' Association hereby adopts the Board Decision Appeals Policy and Procedure, effective as of the date of adoption below; and

BE IT FURTHER RESOLVED, that the Roadway Gate Installation Policy and the Building & Improvement Review Policy and Procedure are hereby amended to incorporate the Board Decision Appeals Policy and Procedure by reference in place of their previously separately stated appeal provisions, as reflected in conforming amendments to those policies; and

BE IT FURTHER RESOLVED, that any future Association policy providing for appeal of a Board decision shall incorporate the Board Decision Appeals Policy and Procedure by reference unless the Board expressly adopts different appeal terms for that policy; and

BE IT FURTHER RESOLVED, that a member-facing How to Appeal a Board Decision checklist and a Notice of Appeal Form are approved for distribution alongside this Policy as reference tools, and do not themselves constitute Board policy; and

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

ADOPTED by the Board of Directors of Sun Ranch Owners' Association on the date first written above.

President, Sun Ranch Owners' Association — Date: _____

Secretary, Sun Ranch Owners' Association (Attest) — Date: _____