

**UNANIMOUS CONSENT TO ACTION
BY THE BOARD OF DIRECTORS
THE MEADOWS COMMUNITY MASTER ASSOCIATION
c/o AAM, LLC
1600 W. Broadway Rd., Ste 200
Tempe, AZ 85282
602-957-9191**

The undersigned, constituting all of the members of the Board of Directors of The Meadows Community Master Association, an Arizona nonprofit corporation, hereby take the following actions in writing and without a meeting pursuant to Section 10-3821, Arizona Revised Statutes, which actions shall have the same force and effect as if taken by the Board at a duly called meeting of the Board.

RESOLVED that the Board of Directors hereby adopts the following amendment to the Design Guidelines for The Meadows Community Master Community Association effective January 1, 2019:

SECTION G: ACCESSORY BUILDINGS SHALL BE AMENDED AND RESTATED IN ITS ENTIRETY AS SET FORTH BELOW:

Accessory buildings include but are not limited to: pool houses, gazebos, storage sheds, garages, guest houses and ramadas. Accessory buildings that are visible above the fence line are not allowed without prior approval of the Design Review Committee. Plans must be submitted to the Committee with the dimensions, materials to be used and the proposed location. Plans must include a scalable plot plan showing the entire lot and any existing structures and hard paving surfaces.

Any such buildings and roof thereof should not exceed the rear yard solid fence height by greater than three (3) feet at the location of installation.

All accessory buildings must have a minimum of a five (5) foot setback from the fence. Requested variances to the height, square footage and other material standards will be reviewed on a case by case basis.

All accessory buildings must be built in a professional manner and kept and maintained to the same standards required of the home.

Roof and roof structures for Accessory buildings must comply with Section II of the Design Guidelines; Roof and Roof Structures.

Accessory buildings should match the exterior cladding of the home on the subject lot in type and color.

LOTS 18,000 SQUARE FEET OR LARGER: Accessory buildings on large lots (estimated at 18,000 square feet or more) shall not exceed a height of 25 feet at the peak per the City of Peoria zoning requirements. Additional setbacks shall be required to include ten (10) feet from the side yard fencing and fifteen (15) feet from the rear yard fencing. No accessory building shall exceed 2,000 square feet and lot coverage limits established by the City shall be maintained to include 50% for 18,000 square feet lots and 40% for 24,000 square feet lots. Minimum spacing between accessory buildings and Residential Unit shall be twelve (12) feet.

Lots a minimum of 24,000 square feet adjacent to 91st Avenue and Pinnacle Peak Roads are restricted to single-story design. However, the foregoing shall not prohibit the incorporation of lofts or basements as neither are considered to be a story.

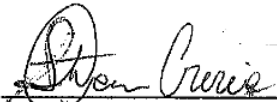
PRIVACEY RESTRICTIONS: Accessory buildings in Parcels 1 & 3, Lots 184 through 200 inclusively, have the following restrictions: Upper windows above twelve (12) feet from a finished floor, on the North, East and South sides of accessory buildings with the loft storage option, must be "fixed in place" (cannot be opened) and the glass shall be "opaque" (not clear glass).

FURTHER RESOLVED that except as amended by this Unanimous Consent to Action, the Design Guidelines for The Meadows Community Master Association effective August 6, 2014 remain unchanged and in full force and effect.

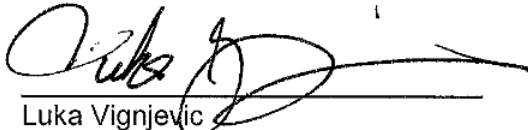
IN WITNESS WHEREOF, the undersigned have executed this consent as of the 10th day of December, 2018.



Michael Kern
President and Director, Board of Directors



Stefanie Cerie
Vice Presidents and Director, Board of Directors



Luka Vignjevic
Secretary/Treasurer and Director, and Board of Directors