

When Recorded Return To:
Smith & Wamsley, PLLC
2940 North Swan Road, Suite 212
Tucson, Arizona 85712

**NOTICE OF CONTINUED REGULATION OF PUBLIC ROADWAYS
SANTA RITA RANCH III HOMEOWNERS ASSOCIATION**

This Notice of Continued Regulation of Public Roadways is made by Santa Rita Ranch III Homeowners Association, an Arizona nonprofit corporation ("Association"), to confirm the Association shall continue to regulate public roadways within the real property subdivision it governs, known as Santa Rita Ranch III, according to the plat map recorded at Sequence Number 20141350560 in the official records of Pima County, Arizona, on May 15, 2014, as amended, and including, but not limited to, any property annexed thereto ("Santa Rita Ranch III").

RECITALS

WHEREAS the Declaration of Covenants, Conditions and Restrictions for Santa Rita Ranch III was recorded at Sequence No. 20141350563 in the official records of Pima County, Arizona, on May 15, 2014 (Declaration");

WHEREAS, additional property was annexed into the community and made subject to the Declaration pursuant to the plat map recorded at Sequence No. 20180920055 in the official records of Pima County, Arizona on April 2, 2018, and that certain Supplemental Declaration for Santa Rita Ranch III recorded at Sequence No. 20180920057 on April 2, 2018 in the official records of Pima County, Arizona;

WHEREAS, the Arizona legislature recently amended A.R.S. § 33-1818 to require planned community associations whose CC&Rs were recorded before January 1, 2015 and that currently regulate public roadways within their communities to hold a vote, no later than June 30, 2025, to decide if the Association will continue regulating these roads in accordance with the community's CC&Rs;

WHEREAS, A.R.S. § 33-1818 provides, "If the number of owners voting...on the question is sufficient to constitute a quorum of the membership and a majority of that number votes to continue regulating public roadways" in the community, the association retains its ability to regulate the public roadways;

WHEREAS, the Association's CC&Rs were recorded before January 1, 2015, and the Association currently regulates public roadways within Santa Rita Ranch III, in particular and without limitation, pursuant to Article 10, Sections 10.11 through 10.11.6 of the CC&Rs;

WHEREAS, the Association's Bylaws, at Article 3, Section 3.7, provide, "the presence in person (or evidenced by absentee ballot) of Members entitled to cast one-tenth (1/10th) of the total authorized votes in the Association shall constitute a quorum at all meetings of the Members;"

WHEREAS, Pursuant to A.R.S. § 33-1812(B), votes cast by absentee ballot or other form of delivery are valid for the purpose of establishing quorum as though the member were present in person at the meeting.

WHEREAS, the Association held a meeting on March 27, 2025 at which the members voted on whether the Association would continue regulating the public roads within Santa Rita Ranch III pursuant to A.R.S. § 33-1818, at which a quorum was present, and a majority of the votes cast voted in favor of the Association's continued regulation of public roadways in the community;

NOW, THEREFORE, the Board of Directors of the Association ("Board of Directors"), according to the decision of the members at the March 27, 2025 meeting, hereby declares the following:

The Association shall continue to regulate the public roadways in Santa Rita Ranch III, pursuant to the CC&Rs and the Association's other governing documents, as amended from time to time.

**SIGNATURES ON NEXT PAGE
THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK**

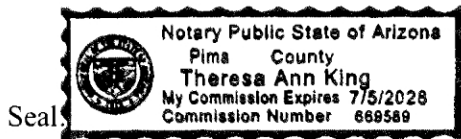
IN WITNESS WHEREOF, the Board of Directors has duly executed this Notice the day and year first written below.

By: [Signature]
James Knipe, President

Date: 4/16/25

STATE OF ARIZONA)
) ss.
COUNTY OF PIMA)

The foregoing instrument was acknowledged before me this 16th day of April, 2025, by James Knipe, President of Santa Rita Ranch III Homeowners Association, an Arizona nonprofit corporation for and on behalf of the corporation and for the purposes stated herein.



[Signature]
Notary Public

SECRETARY'S ATTESTATION

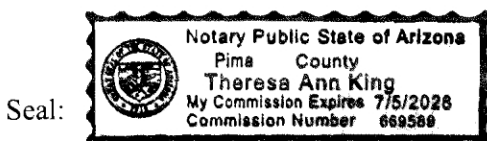
I, Jill Jones, being the duly elected Secretary of Santa Rita Ranch III Homeowners Association, hereby attest that a majority of the votes cast at the meeting of the members held on March 27, 2025 at which a quorum was present, voted in favor of the Association's continued regulation of the public roads in Santa Rita Ranch III.

By: [Signature]
Jill Jones, Secretary

Date: 4/16/25

STATE OF ARIZONA)
) ss.
COUNTY OF PIMA)

The foregoing instrument was acknowledged before me this 16th day of April, 2025, by Jill Jones, Secretary of Santa Rita Ranch III Homeowners Association, an Arizona nonprofit corporation, for and on behalf of the corporation and for the purposes stated herein.



[Signature]
Notary Public

EXHIBIT A

BALLOTS



Public Roadways Vote

Santa Rita Ranch III Homeowners Association

March 12, 2025 at 9:00am — March 26, 2025 at 5:00pm
(GMT-07:00) ARIZONA

Ended

126 ballots submitted of 235 eligible voters (1 spoiled, 10 opened) — 54%

1 ballot added after the election started.

211 emails sent - 0 notices queued

3 notices undeliverable.

Public Roadways Vote

PLURALITY 126 votes tallied from 126 ballots

I vote for the Association continuing to regulate public roadways.

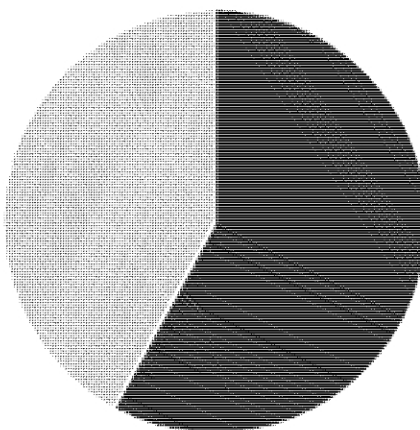
73 votes

I vote against the Association continuing to regulate public roadways.

53 votes

I vote for the Association continuing to regulate public roadways. wins.

 I vote for the Association continuing to regulate public roadways.
 I vote against the Association continuing to regulate public roadways.



SANTA RITA RANCH III HOMEOWNERS ASSOCIATION
BALLOT – REGULATION OF STREET PARKING

Santa Rita Ranch III Homeowners Association (“Association”) has called a meeting of the members of the Association (“Members”) to decide whether the Association will continue to regulate public roadways within the Association, as its governing documents otherwise require. The meeting is scheduled for the date, time, and location provided in the notice delivered with this ballot. Details about the decision are included in the notice enclosed with this ballot. Please use this ballot to indicate whether you vote for or against the Association continuing to regulate public roadways within the Association in keeping with the original design and development of the community by clearly marking the appropriate space below and completing this ballot in its entirety. To meet quorum for this meeting, we need 10% of the members to participate in the vote (at least 33), and a majority of those votes must be in favor of continued regulation to preserve the Association’s ability to continue regulating the public roadways.

<u> X </u>	I vote <u>for</u> the Association continuing to regulate public roadways.
<u> </u>	I vote <u>against</u> the Association continuing to regulate public roadways.

Lot Number/Address:

90 Homesites

Owner

Lennar Arizona, LLC & Millrose Properties Arizona LLC

Capacity (if applicable):

Authorized Signatory

Signature:

DocuSigned by:
Thomas D. Gansheimer
AC7B30A0655F459...

If your lot is held in the name of an entity, or you own the lot as the trustee of a trust, please indicate the capacity in which you are completing this ballot on behalf of the entity or trust in the space provided above.

In order for your vote to be counted, you must hand-deliver, mail, or email the ballot to the Association such that it is received no later than March 26, 2025 at 5:00 p.m. at the following address:

Santa Rita Ranch III Homeowners Association
c/o Ken Inskeep
kinskeep@AssociatedAsset.com
215 W. Giaconda Way, Suite 161
Tucson, Arizona 85704

Ballots hand-delivered, mailed, or emailed to this address that are not received by 5:00 p.m. on March 26, 2025 will not be counted. This ballot expires automatically after the completion of this meeting. This ballot is valid for only the meeting of the Members described in the notice enclosed with this ballot, and it expires automatically after the completion of that meeting.



Certificate Of Completion

Envelope Id: D15674B4-B4C7-4C7E-9EB2-353F6B470019

Subject: Complete with DocuSign: Santa Rita Ranch III Parking Regulation Ballot - 3-24-2025.pdf

Source Envelope:

Document Pages: 1

Signatures: 1

Certificate Pages: 5

Initials: 0

AutoNav: Enabled

EnvelopeId Stamping: Enabled

Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Status: Completed

Envelope Originator:

Ginger Kneup

5505 Blue Lagoon Drive, Suite 502

Miami, 33126

ginger.kneup@lennar.com

IP Address: 4.4.183.214

Record Tracking

Status: Original

3/24/2025 10:35:18 AM

Holder: Ginger Kneup

ginger.kneup@lennar.com

Location: DocuSign

Signer Events

Thomas A. Gansheimer

tom.gansheimer@lennar.com

Division President

Lennar

Security Level: Email, Account Authentication
(Optional)

Signature

DocuSigned by:

Thomas A. Gansheimer

AC7B30A0655F459...

Signature Adoption: Pre-selected Style

Using IP Address: 4.4.183.214

Timestamp

Sent: 3/24/2025 10:36:13 AM

Viewed: 3/24/2025 10:42:31 AM

Signed: 3/24/2025 10:42:47 AM

Electronic Record and Signature Disclosure:

Accepted: 5/22/2024 5:02:54 PM

ID: 9fb2bc3c-1b13-4fff-a241-bb0912f0b2d7

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

Witness Events

Signature

Timestamp

Notary Events

Signature

Timestamp

Envelope Summary Events

Status

Timestamps

Envelope Sent

Hashed/Encrypted

3/24/2025 10:36:13 AM

Certified Delivered

Security Checked

3/24/2025 10:42:31 AM

Signing Complete

Security Checked

3/24/2025 10:42:47 AM

Completed

Security Checked

3/24/2025 10:42:47 AM

Payment Events

Status

Timestamps

Electronic Record and Signature Disclosure