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3411 N. 5th Ave., Suite 316  
Phoenix, AZ 85013

## Amended and Restated Board Resolution

### Continental Country Club, Inc.

#### Transfer Fees

WHEREAS, Continental Country Club, Inc. ("Association") is a nonprofit corporation that governs the property legally described on Exhibit "A" attached hereto and incorporated herein by reference, and any other property governed by the Association, which property is governed, in whole or in part, by the Declarations of Covenants, Conditions and Restrictions described on Exhibit "B" attached hereto and incorporated herein by reference;

WHEREAS, A.R.S. § 10-3302(16) of the Nonprofit Corporation Act states that a nonprofit corporation may "impose dues, assessments, admission and transfer fees on its members;"

WHEREAS, A.R.S. § 33-1806(C) provides that the Association may charge a fee to compensate the Association for the costs incurred in preparing the resale disclosure statement;

WHEREAS, the Board of Directors for the Association wishes to pass a resolution imposing a transfer fee on new owners who enter into purchase contracts to purchase their lots within Continental Country Club, Inc. after the date of this resolution;

NOW, THEREFORE, the Board of Directors resolves as follows:

1. This Resolution supersedes and replaces the Board Resolutions recorded at recording numbers 3255633, 3363415, 3400360, 3426585, and 3609249 records of Coconino County, Arizona.
2. Effective the date that this Resolution is recorded in the office of Coconino County, Arizona or July 1, 2017, whichever is later, ("Effective Date"), a two-part transfer fee totaling \$1,400.00 will be imposed on all new owners governed by the Association. A \$400 transfer fee will cover the cost to the Association for preparing the resale disclosure statement and preparing documentation for transferring the ownership information on the books and records of the Association. A \$1,000.00 transfer fee will be deposited into the reserve account of the Association and used at the discretion of the Board of Directors of

the Association for maintenance, repairs, replacements, and additions to the common areas that are maintained by the Association.

- 3. This transfer fee shall be required of all new owners who have entered into purchase contracts after the Effective Date.
- 4. The fee shall be collected at the close of escrow and shall be paid to the Association.
- 5. This fee shall be in addition to any other fees and assessments due and payable at the close of escrow.
- 6. The Board of Directors may increase the amount of the transfer fee by recording a subsequent Board Resolution.

This Resolution was adopted by the Board of Directors at the Board meeting held on May \_\_\_\_\_, 2017.

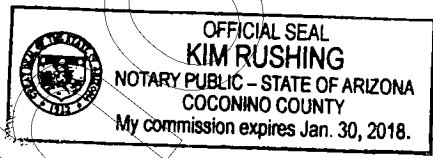
Vicki D Duncan  
 President  
 Continental Country Club, Inc.

STATE OF ARIZONA     )  
   ) ss..  
 COUNTY OF Coconino    )

On this 6 day of July, 2017, before me personally appeared Vicki Duncan, whose identity was proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and who acknowledged that he/she signed this document.

Kim Rushing  
 Notary Public

Notary Seal:



**Exhibit A**

Canyon Country Club Estates Unit One, A subdivision of a Portion of the East Half of Section Eighteen, Township 21 North, Range Eight East (E1/2 Sec. 18, T21N, R8E), Coconino County, Arizona.

Canyon Country Club Estates Unit Two, A Subdivision of a Portion of the Southeast quarter of Section 18, Township 21 North, Range 8 East, Coconino County, Arizona, recorded in Case 2, Map 215.

Canyon Country Club Estates Unit Three, A subdivision of a portion of the East Half of Section Eighteen, Township 21 North, Range Eight East (E1/2 Sec. 18, T21N, R8E) Coconino County, Arizona.

Canyon Country Club Estates Unit Four, A Resubdivision of Lots 89, 90, 91, 104 thru 111, 133, 134, 157, 158, 159, 161, 162, 213 thru 216 and part of Tract "G", CANYON COUNTRY CLUB ESTATES UNIT THREE (Case 2 of Maps, Map 227, C.C.R.), located in part of the SE 1/4, Section 18, T-21-N, R-8-E, G.&S.R.B.&M., Coconino County, Arizona.

Chipmunk Hollow, Lots One (1) through Eight (8), inclusive, and Tracts A and B, CHIPMUNK HOLLOW, a subdivision as recorded in Book 3 of Maps and Plats at Page 142, records of Coconino County, Arizona.

Coconino Country Club Estates, A subdivision of a Portion of the East Half of Section Eighteen, Township 21 North, Range Eight East (E1/2 Sec. 18, T21N, R8E) Coconino County, Arizona.

Continental Country Club Estates Unit One, Lots 1 thru 14, 18 thru 134, 138 thru 224, Continental Country Club Estates Unit One, according to the plat of record in the Office of the County Recorder of Coconino County, Arizona, in Book 3 of Maps, Page 7.

Continental Country Club Estates Unit Two, Lots 300 thru 426, Continental Country Club Estates Unit Two according to the plat of record in the Office of the County Recorder of Coconino County, Arizona, in Case 3 of Maps, page 90, 90A and 90B.

Continental Townhouse I, a subdivision recorded in Book 3 of Maps, Page 59 of the records of Coconino County, Arizona.

Continental Townhouse II, a subdivision recorded in Book 3 of Maps, Pages 57 and 57A of the records of Coconino County, Arizona.

Elk Run, Tracts D, I, and J, ELK RUN, as shown on plat recorded in Case 3, Maps 151-151J, records of Coconino County, Arizona.

Elk Run, Lots 1 through 280, ELK RUN, according to the plat of record in the Office of the County Recorder of Coconino County, Arizona, in Case 3 of Maps, Pages, 151-151J.

Elk Run Townhouses, Lots 1 through 156, inclusive, and Tracts A, B, and C, of the Amended Plat of Elk Run Townhouses, recorded in Case 3, Maps 254, 254A and 254B, records of Coconino County, Arizona. Excepting from Tract A, Lots 23 and 31.

Evergreen, Lots 1 through 270, EVERGREEN, according to the plat of record in the Office of the County Recorder of Coconino County, Arizona, in Case 3 of Maps, Page 146, 146A, 146B, 146C, 146D, 146E, 146F, 146G.

A portion of Tract F, Continental Lakeside Acres, {also known as **Gemini**} legally described as follows:

A parcel of land in Section 19, Township 21 North, Range 8 East of the Gila and Salt River Base and Meridian, Coconino County, Arizona, being a portion of Tract "F", Continental Lakeside Acres, as recorded in Case 3, Map 124-124C, records of Coconino County, Arizona, more particularly described as follows: BEGINNING at the Northwest corner of Lot 7, Morning Star Subdivision, recorded in Case 3, Map 135, Coconino County Records and said corner being monumented by a steel pin and cap marked "Willdan Associates PE 10301" and said Corner also designating the Southerly right-of-way line of Mt. Pleasant Drive;  
run thence south 03 degrees 24 minutes 11 seconds West along the West line of said Lot 7, a distance of 130.27 feet to the Southwest corner of Lot 7, monumented by a steel pin and cap marked "Willdan Associates, PE 10301";  
thence South 67 degrees 26 minutes 06 seconds West, a distance of 68.56 feet to a point;  
thence North 22 degrees 33 minutes 54 seconds West, a distance of 130.32 feet to a point on the Southerly right-of-way line of Mt. Pleasant Drive,  
thence along the Southerly right-of-way of Mt. Pleasant Drive, along a curve to the right having a local tangent bearing of North 68 degrees 10 minutes 34 seconds East, a radius of 578.24 feet, a central angle of 11 degrees 32 minutes 55 seconds and an Arc Length of 116.65 feet to the True Point of Beginning.

A portion of Tract F, Continental Lakeside Acres, {also known as **Gemini**} legally described as follows:

A portion of Tract F, CONTINENTAL LAKESIDE ACRES, according to Case 3, Maps 124-124C, and Certificate of Correction recorded in Docket 636, page 646 and amendment to Dedication recorded in Docket 646, page 116, records of Coconino County, Arizona lying within Section 19, Township 21 North, Range 8 East of the Gila and Salt River Base and Meridian, Coconino County, Arizona, and more particularly described as follows:

FROM the Northwest corner of LOT 7, Morning Star Subdivision, recorded in Case 3, Map 135, Coconino County Records, and said corner being monumented by a steel pin and cap marked "Wildan Associates, PE10 301", and said Corner also designating the Southerly Right of way line of Mt. Pleasant Drive;

thence along the Southerly right of way line of Mt. Pleasant Drive, along a curve to the left having a Local Tangent bearing of South 79°43'29" West, a radius of 578.24 feet, a Central Angle of 11°32'55", and an Arc length of 116.55 feet to the TRUE POINT OF BEGINNING of this description;

thence South 22°33'54" East, a distance of 130.32 feet to a point; thence South 67°26'06" West, a distance of 76.09 feet to a 5/8 inch steel pin and aluminum cap marked "ARENCO, PE 8218 LS 13010"

THENCE North 32°28'58" West a distance of 125.17 feet to a 5/8 inch steel pin marked "ARENCO, PE 8218, LS 13010", said pin being on the Southerly right of way line of Mt. Pleasant Drive;

thence along the Southerly right of way line of Mt. Pleasant Drive along curve to the right having a Local Tangent Bearing of North 58°27'57" East, a radius of 578.24 feet, a central angle of 9°42'37" and an arc length of 98.00 feet to the TRUE POINT OF BEGINNING.

Idlewood, Unit I, Lots One (1) through Twelve (12), inclusive, and Tract A, IDLEWOOD UNIT I, a subdivision as recorded in Case 3 of Maps and Plats at Map 174, records of Coconino county, Arizona.

Idlewood, Unit II, Lots Thirteen (13) through Twenty-Six (26), inclusive, and Tract A, Idlewood, Unit II, a subdivision as recorded in Case 3 of Maps and Plats at Map 182, records of Coconino County, Arizona.

Lakepoint Townhouses, Lots One (1) through Twenty Six (26), inclusive, and Common Area, LAKEPOINT TOWNHOUSES, a subdivision as recorded in Case 4 of Maps and Plats at Map 5, records of Coconino County, Arizona.

Continental Lakeside Acres, Lots 1 thru 118, inclusive, of Continental Lakeside Acres according to the plat of record in the Office of the County Recorder of Coconino County, Arizona, in Case 3, Maps 124, 124A, 124B, and 124C.

Lakeside Acres III, Lots 1 through 3, Lakeside Acres III, according to the plat filed in the Office of the County Recorder of Coconino County, Arizona, in Case 5 of Maps, Page 29 and 29A.

Lakewood Village, Lots 1A through 1D inclusive; Lots 2A through 2E inclusive; Lots 3A through 3E inclusive; Lots 4A through 4E inclusive; Lots 5A through 5D inclusive; Lots 6A through 6E inclusive; Lots 7A through 7E inclusive; Lots 8A through 8E inclusive; Lots 9A through 9D inclusive; Lots 10A through 10F inclusive; Lots 11A through 11F inclusive; Lots 12A through 12F inclusive; Lots 13A through 13D inclusive; Lots 14A through 14C inclusive; Lots 15A through 15C inclusive; Lots 16A through 16D inclusive; Lots 17A through 17D inclusive; Lots 18A through 18F inclusive; Lots 19A through 19F inclusive; Lots 20A through 20 E inclusive; Lots 21 A through 21 E inclusive, LAKEWOOD VILLAGE.

Lakewood Village II, subdivision as recorded in Case 3, Maps 214, Coconino County, Arizona.

Marina Del Lago, Lots 1 through 8, inclusive, of **MARINA DEL LAGO**, according to the plat of record in the Office of the Coconino County Recorder in Case 7 of Maps, Map 33, 33A and 33B legally described as follows:

Tract "A" CONTINENTAL LAKESIDE ACRES, According to Case 3, Map 124, records of Coconino County, Arizona;  
Except the following described property:  
BEGINNING at the most Easterly corner of said Tract "A", said point also being on the Southerly right of way of Butler Avenue; thence South  $32^{\circ}56'00''$  West 250.00 feet to a point of curvature; thence 119.26 feet (Record), 275.45 (Calc.), along a curve to the right, concave to the North, having a central angle of  $132^{\circ}20'10''$ , and a radius of 119.26 feet to a point of tangency; thence North  $14^{\circ}43'50''$  West 400.00 feet; thence North  $57^{\circ}04'00''$  West 28.00 feet; thence North  $32^{\circ}56'00''$  East 68.77 feet to the said Southerly right of way of Butler Avenue; thence South  $57^{\circ}04'00''$  East, along said right of way, 523.26 feet to the POINT OF THE BEGINNING.

Continental Country Club, Morning Star, Lots 1 thru 7, Morning Star, according to the plat of record in the Office of the County Recorder of Coconino County, Arizona, in Case 3, Map 135.

Saddleback Lodge Townhouses, according to the plat of record in the office of the County Recorder of Coconino County, Arizona, recorded in Case 3, Map 212-212C.

Sunridge, Lots 1 through 145, SUNRIDGE, according to the plat of record in the Office of the County Recorder of Coconino County, Arizona in Case 3 of Maps, Pages 139-139E.

Tanglewood Villas, according to the plat recorded In the Office of the County Recorder of Coconino County, Arizona, in Book 3 of Maps, at pages 224, 224A, 224B, 224C, 224D, 224E.

Tanglewood Vistas Townhouses, as recorded in Case 3, Maps 251, 251A, in the office of the County Recorder, Coconino County, Arizona.

Walnut Canyon Village I Townhouses, as recorded in Case 4, Maps 43, 43A, 43B, in the office of the County Recorder, Coconino County, Arizona.

Walnut Canyon Hills I, as recorded in Case 4, Maps 44, 44A and 44B, in the office of the County Recorder, Coconino County, Arizona.

Whispering Pines, Lots 1 through 11, inclusive, and Tract A of WHISPERING PINES TOWNHOUSES, according to Case 9, Map 247, records of Coconino County, Arizona.

Woodridge, Lots 1 through 17, inclusive, WOODRIDGE, according to Case 4, Map 110 and 110A, records of Coconino County, Arizona.

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**Exhibit B**

Declaration of Restrictions for Canyon Country Club Estates Unit One, recorded at Docket 331, beginning at Page 711, official records of Coconino County, Arizona.

Declaration of Restrictions for Canyon Country Club Estates Unit Two, recorded at Docket 338, beginning at Page 328, official records of Coconino County, Arizona.

Declaration of Restrictions for Canyon Country Club Estates Unit Three, recorded at Docket 354, beginning at Page 92, official records of Coconino County, Arizona.

Declaration of Restrictions for Canyon Country Club Estates Unit Four, official records of Coconino County, Arizona.

Declaration of Covenants, Conditions and Restrictions of Chipmunk Hollow, recorded at Docket 691, beginning at Page 686, official records of Coconino County, Arizona.

Declaration of Restrictions for Coconino Country Club Estates, recorded at Docket 137, beginning at Page 243, official records of Coconino County, Arizona.

Declaration of Restrictions, Continental Country Club Estates Unit One, recorded at Docket 428, beginning at Page 7, official records of Coconino County, Arizona, as amended by the Amended and Unified Declaration of Restrictions Continental Country Club, recorded May 8, 2006 at document number 3382728, official records of Coconino County, Arizona, re-recorded for the purposes of consolidation on August 25, 2006 at document number 3399677, official records of Coconino County, Arizona.

Declaration of Restrictions, Continental Country Club Estates Unit Two, recorded at Docket 577, beginning at Page 484, official records of Coconino County, Arizona, as amended by Amended and Unified Declaration of Restrictions Continental Country Club, recorded June 9, 2006 at document number 3387799, official records of Coconino County, Arizona, re-recorded for the purposes of consolidation on August 25, 2006 at document number 3399677, official records of Coconino County, Arizona.

Declaration of Covenants, Conditions and Restrictions, Continental Townhouse I, recorded at Docket 472, beginning at Page 74, official records of Coconino County, Arizona.

Declaration of Covenants, Conditions and Restrictions, Continental Townhouse II, recorded at Docket 501, beginning at Page 275, official records of Coconino County, Arizona.

Declaration of Covenants, Conditions and Restrictions (Elk Run, Parcels D, I & J), recorded at Docket 827, beginning at Page 761, official records of Coconino County, Arizona.



Declaration of Restrictions, Continental Country Club, Elk Run, recorded at Docket 743, beginning at Page 77, official records of Coconino County, Arizona, as amended by Amended and Unified Declaration of Restrictions Continental Country Club, recorded August 9, 2006 at document number 3396870, official records of Coconino County, Arizona, re-recorded for the purposes of consolidation on August 25, 2006 at document number 3399677, official records of Coconino County, Arizona.

Declaration of Covenants, Conditions and Restrictions, Elk Run Townhouses, recorded at Docket 912, beginning at Page 738 and Amendment to Declaration of Covenants, Conditions and Restrictions Amended Plat of Elk Run Townhouses, recorded at Docket 961, beginning at Page 714, official records of Coconino County, Arizona.

Declaration of Restrictions, Evergreen, recorded at Docket 695, beginning at Page 12, official records of Coconino County, Arizona, as amended by Amended and Unified Declaration of Restrictions Continental Country Club, recorded April 25, 2006 at document number 3380612, official records of Coconino County, Arizona, re-recorded for the purposes of consolidation on August 25, 2006 at document number 3399677, official records of Coconino County, Arizona.

Amended and Unified Declaration of Restrictions Continental Country Club (for Gemini), recorded April 25, 2006 at document number 3380612, official records of Coconino County, Arizona; re-recorded for the purposes of consolidation on August 25, 2006 at document number 3399677, official records of Coconino County, Arizona.

Declaration of Covenants, Conditions and Restrictions of Idlewood, Unit I, recorded at Docket 792, beginning at Page 730, official records of Coconino County, Arizona.

Declaration of Covenants, conditions and Restrictions of Idlewood, Unit II, recorded at Docket 811, beginning at Page 391, official records of Coconino County, Arizona.

Declaration of Covenants, Conditions and Restrictions of Lakepoint Townhouses, recorded at Docket 976, beginning at Page 221, official records of Coconino County, Arizona.

Declaration of Restrictions, Continental Lakeside Acres, recorded at Docket 633, beginning at Page 474, official records of Coconino County, Arizona, as amended by Amended and Unified Declaration of Restrictions Continental Country Club, recorded July 7, 2006 at document number 3392222, official records of Coconino County, Arizona; re-recorded for the purposes of consolidation on August 25, 2006 at document number 3399677, official records of Coconino County, Arizona.

Declaration of Restrictions, Continental Lakeside Acres II, recorded at Docket 745, beginning at Page 679, official records of Coconino County, Arizona, as amended by Amended and Unified Declaration of Restrictions Continental Country Club, recorded April 25, 2006 at document number 3380612, official records of Coconino County, Arizona, re-recorded for the purposes of consolidation on August 25, 2006 at document number 3399677, official records of Coconino County, Arizona.

Declaration of Covenants, Conditions and Restrictions for Lakeside Acres III, recorded at Docket 1351, beginning at Page 864, official records of Coconino County, Arizona, as amended by Amended and Unified Declaration of Restrictions Continental Country Club, recorded April 25, 2006 at document number 3380612, official records of Coconino County, Arizona, re-recorded for the purposes of consolidation on August 25, 2006 at document number 3399677, official records of Coconino County, Arizona.

Declaration of Covenants, Conditions and Restrictions, Lakewood Village, recorded at Docket 751, beginning at Page 267, official records of Coconino County, Arizona.

Restated and Amended Declaration of Covenants, Conditions and Restrictions of Lakewood Village II, recorded at Docket 2140, beginning at Page 166, official records of Coconino County, Arizona.

Declaration of Covenants, Conditions and Restrictions, Marina Del Lago, recorded at number 3009504, official records of Coconino County, Arizona, as amended by Amended and Unified Declaration of Restrictions Continental Country Club, recorded April 25, 2006 at document number 3380612, official records of Coconino County, Arizona, re-recorded for the purposes of consolidation on August 25, 2006 at document number 3399677, official records of Coconino County, Arizona.

Declaration of Restrictions Continental Country Club, Morning Star, recorded at Docket 663, beginning at Page 560, official records of Coconino County, Arizona, as amended by Amended and Unified Declaration of Restrictions Continental Country Club, (for Morning Star), recorded July 19, 2006 at document number 3393724, official records of Coconino County, Arizona, re-recorded for the purposes of consolidation on August 25, 2006 at document number 3399677, official records of Coconino County, Arizona.

Declaration of Covenants, Conditions and Restrictions of Saddleback Lodge Townhouses, recorded at Docket 882, beginning at Page 451, official records of Coconino County, Arizona.

Declaration of Restrictions, Continental Country Club, Sunridge Subdivision, recorded at Docket 671, beginning at Page 676, official records of Coconino County, Arizona, as amended by Amended and Unified Declaration of Restrictions Continental Country Club, recorded June 30, 2006 at document number 3391152, official records of Coconino County, Arizona, re-recorded for the purposes of consolidation on August 25, 2006 at document number 3399677, official records of Coconino County, Arizona.

Declaration of Horizontal Property Regime together with Declaration of Covenants, Conditions and Restrictions for The Tanglewood Villas Property Owners, recorded at Docket 913, beginning at Page 65, official records of Coconino County, Arizona.

Declaration of Covenants, Conditions and Restrictions for Tanglewood Vistas Townhouses, recorded on December 13, 1983, official records of Coconino County, Arizona.

Declaration of Covenants, Conditions and Restrictions for Walnut Canyon Village I Townhouses, recorded on February 15, 1985, official records of Coconino County, Arizona. Declaration of Horizontal Property Regime together with Declaration of Covenants, Conditions & Restrictions for Walnut Canyon Hills I, recorded on February 15, 1985, official records of Coconino County, Arizona.

Declaration of Covenants, Conditions and Restrictions of Whispering Pines Townhouses, recorded at Docket 953, beginning at Page 275, official records of Coconino County, Arizona.

Declaration of Covenants, Conditions and Restrictions, Woodridge, recorded at Docket 1154, beginning at Page 111, official records of Coconino County, Arizona, as amended by Amended and Unified Declaration of Restrictions Continental Country Club, recorded April 25, 2006 at document number 3380612, official records of Coconino County, Arizona, re-recorded for the purposes of consolidation on August 25, 2006 at document number 3399677, official records of Coconino County, Arizona.

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