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Venture Out at Mesa, Inc.
5001 E. Main Street, #154
Mesa, AZ 85205

**BOARD RESOLUTION
VENTURE OUT AT MESA, INC.
TRANSFER FEE**

WHEREAS, Venture Out at Mesa, Inc. (“Association”) is a nonprofit corporation that governs the property (hereinafter the “Property”) legally described in Exhibit A attached hereto;

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. § 33-1260(C) provides that the Association may charge a fee to compensate the Association for the costs incurred in preparing the resale disclosure statement;

WHEREAS, Article II, Section 2, subparagraph (a) of the Association’s Bylaws conditions the transfer of membership on the payment of a transfer fee in an amount set by the Board of Directors from time to time;

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 the Property after the date of this resolution;

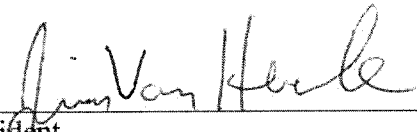
NOW, THEREFORE, the Board of Directors resolves as follows:

1. All capitalized terms not defined herein shall have their meanings as set forth in the Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements for Venture Out at Mesa, Inc. a Condominium recorded at Recording No. 2011-0191987 in the official records of Maricopa County, Arizona Recorder, as amended.
2. Commencing July 1st, 2025, (Effective Date), except for exempt transfers as set forth below, a transfer fee equal to the annual assessment for the then current fiscal year as of the date of transfer of the lot comprised of the operating assessment plus the reserve assessment less any current credit adjustments for the then fiscal budget year will be imposed on all purchasers who acquire a Lot within Venture Out (the Property).
3. The transfer fee shall be required as a condition of membership to be paid by all purchasers of lots within the property for which the deed is recorded on or after the

Effective Date, except that any transfers between parties described in A.R.S. 11-1134(B) (3) or (7) as amended from time to time, shall be exempt from payment of the transfer fee.

- 4. The transfer fee shall be allocated on the financial statements of Venture Out as follows: Sixty (60) percent to a capital reserve account as established by the Board of Directors for additions to the common elements, and Forty (40) percent towards the existing reserve account for maintenance, repairs and replacements.
- 5. The fee shall be collected at the close of escrow and shall be paid to the Association.
- 6. This fee shall be in addition to the \$400 resale disclosure fee charged by the Association pursuant to A.R.S. § 33-1260C) to 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.
- 7. This fee shall be in addition to any other fees and assessments due and payable at the close of escrow.
- 8. 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 March 26, 2025.

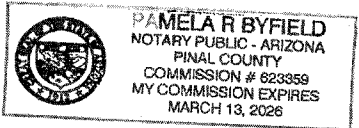


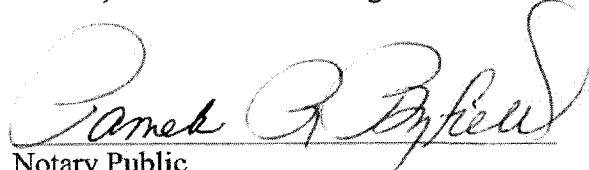
 President
 Venture Out at Mesa, Inc.

STATE OF ARIZONA)
) ss.
 COUNTY OF MARICOPA)

On this 26th day of March, 2025, before me personally appeared Jim Van Heule, 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.

Notary Seal:





 Notary Public

EXHIBIT "A"
DESCRIPTION OF PROPERTY

The Condominium Property of Venture Out At Mesa, Inc., a Condominium, consists of Lots 1 through 87, 89 through 288, 290 through 470, 472 through 838, 1752 through 1759, all inclusive, 409-A, 410-A, 509-A, 566-A, 693-A, 789-A, 804-A and 1764, together with Tracts A, B-1 through B-7, C and F inclusive, as set forth on the plat of Venture Out At Mesa, Unit I, recorded in Book 127 of Maps, Page 21, of the records of Maricopa County, Arizona; and in addition, Lots 839 through 1051 inclusive and Tracts A, B-8 through B-10, C, D, E, F and G inclusive as shown on the plat of Venture Out At Mesa, Unit II, recorded in Book 186 of Maps, Page 49, of the records of Maricopa County, Arizona; and, in addition, Lots 1052-1277 inclusive as shown on the plat of Venture Out At Mesa, Unit III, recorded in Book 192 of Maps, Page 35, of the records of Maricopa County, Arizona; and, in addition, Lots 1278-1740 inclusive, 1239 and 1144 as shown on the plat of Venture Out At Mesa, Unit IV, recorded in Book 204 of Maps, Page 41 of the records of Maricopa County, Arizona; and in addition, Tract E-2, VENTURE OUT AT MESA, a subdivision recorded in Book 127 of Maps, Page 21, Maricopa County Records and located in the Southeast quarter of Section 22, Township 1 North, Range 6 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona; and in addition, beginning at the intersection of the Easterly line of Tract E-9 of VENTURE OUT UNIT FOUR and the Northerly right-of-way of Broadway Road as described in Book 204 of Maps, Page 41, Maricopa County Records, Arizona; thence North 00 00'30" West, 0.21 feet; then North 72 00'00" East along said Easterly line of Tract E-9 a recorded distance of 154.43 feet; thence North 36 00'00" East, 670.09 feet to a point on the Westerly right-of-way of Higley Road; thence South 00 36'00" West parallel to and 55.00 feet West of the East section line of Section 22, 560.49 feet to a point of circular curvature, concave Northwesterly, having a radius of 30.00 feet and central angle of 89 23'30"; thence Southwesterly along said curve a distance of 46.80 feet to a point on tangency; thence South 89 59'30" West parallel to and 55.00 feet North of the South section line of Section 22 a distance of 504.89 feet to the point of beginning; and, in addition, Beginning at the intersection of the Easterly line of Tract E-9, VENTURE OUT UNIT FOUR, and the Southerly right-of-way of Apache Trail as described in Book 204 of Maps, Page 41, Maricopa County Records, Arizona; thence South 89 58'30" East along a line which is parallel to and 90.00 feet South of the East-West midsection line of Section 22, Township 1 North, Range 6 East, a distance of 436.47 feet; thence South 36 52'49" East, a distance of 291.59 feet to the West right-of-way line of Higley Road; thence South 0 35'34" West along a line which is parallel to and 55.00 feet West of the section line, a distance of 596.15 feet; thence North 90 00'00" West, a distance of 2.54 feet to the Easterly line of said Tract E-9; thence North 36 00'00" West along said Easterly line, a distance of 1025.37 feet to the Point of Beginning.