

When recorded return to:
COP Condominium Association, Inc
12618 West Prospect Drive
Sun City West, AZ 85375
Att: President

SECOND AMENDMENT TO DECLARATION OF RESTRICTIONS recorded in docket 13276, page 1437-1445, LOTS 263 THROUGH 312, Tract H, Sun City West Unit 11 according to the Plat of Record in the office of Maricopa County Recorder, State of Arizona, in book 205 of Maps, at page 50.

RESOLUTION AMENDING DECLARATION OF RESTRICTIONS

RESOLVED, that section 18 of Declaration of Covenants, Conditions, and Restrictions, as amended by adding the following to existing section 18. This amendment further clarifies the HOA's process for recovery of overdue and unpaid assessments and associated late fees. This amendment incorporates changes may by recent update to the Arizona Statutes, namely HB 2648: Condominiums; Planned Communities; Lien; Assessment effective September 14, 2024. HB 2648 amends ARS 33-1202 and 33-1256 in the Condo Act.

Second Amendment to be added to Section 18

- a. Arizona law states that the HOA or Condominium Association has an automatic lien on the homeowner's property. This lien is automatically perfected when the CC&Rs are recorded and the lien need not be recorded (although it may be recorded to increase the amount it seeks from the homeowner). This lien includes late charges as authorized in the CC&Rs. The HOA lien is superior to all other liens and encumbrances other than those recorded before the declaration, first mortgages, and liens for real estate taxes and other governmental assessments or charges.
- b. The COP Condominium Association has authorized our management company to charge a late fee of \$15 monthly after an assessment becomes ten (10) days