

Sunnymead Ranch Planned Community Association

Board of Directors

**RESOLUTION REGARDING ASSOCIATION REPAIR AND  
REPLACEMENT OF CLUSTER MAILBOXES  
AND RELATED RULE CHANGE**

WHEREAS, the Sunnymead Ranch Planned Community Association ("Association," sometimes referred to as the "Master Association" in the governing documents) is a California nonprofit mutual benefit corporation formed pursuant to the Association's governing documents, and the Association seeks to protect and preserve the value, desirability and attractiveness of the Sunnymead Ranch community according to the preamble to the Master Declaration of CC&Rs recorded July 27, 1984.

WHEREAS, certain mailboxes in the community are shared by homeowners. These consist of clustered mailboxes with a number of individually assigned mailbox receptacles within that cluster serving a like number of homes in the area.

WHEREAS, the United States Postal Service ("USPS") does not maintain the mailboxes at Sunnymead Ranch.

WHEREAS, the age of the community is such that clustered mailboxes are deteriorating, require maintenance and repair and, in some cases, they require replacement, but there is no practical mechanism in place by which the various owners who share clustered mailbox improvements can effectively perform such mailbox maintenance, repair and replacement, and allocate the cost among the various owners who use the mailbox improvements.

WHEREAS, since the USPS ceased to maintain cluster mailboxes, the recent custom and practice of the Association has been to repair clustered mailboxes as and when needed for the benefit of all residents and owners by avoiding a blighted appearance of these highly visible improvements.

WHEREAS, pursuant to Section 6.03 of the CC&Rs:

Purpose of Assessments. All amounts deposited into the Operating Fund and the Reserve Fund must be used solely for the common benefit of all of the Owners for purposes authorized by the Restrictions, as they may be amended from time to time. Disbursements from the Reserve Fund shall be made by the Board only for the respective purposes specified in this Article VI. Disbursements from the Operating Fund shall be made by the Board for such

purposes as are necessary for the discharge of its responsibilities herein for the common benefit of all of the Owners, other than those purposes for which disbursements from the Reserve Fund are to be used. Nothing in this Master Declaration shall be construed in such a way as to permit the Master Association to use any assessments to abate any annoyance or nuisance emanating from outside the physical boundaries of those portions of the Properties designated as Phases of Development. Nothing contained herein shall limit, preclude or impair the establishment of additional Maintenance Funds by the Master Association earmarked for specified purposes authorized by the Restrictions.

WHEREAS, the fourth article of the Association's Articles of Incorporation, filed September 12, 1983, provides:

FOUR: The Master Association shall have and exercise any and all powers, rights, and privileges which a corporation organized under the Nonprofit Mutual Benefit Corporation Law may now or hereafter have or exercise, provided that the Master Association shall not, except to an insubstantial degree, engage in any activities or exercise any powers that are not in furtherance of the following purposes of the Master Association:

(a) To bring about civic betterments and social improvements by providing for the preservation, management, maintenance, and care of the architecture and appearance of a planned residential development known as Sunnymead Ranch ("Properties"), located in the County of Riverside, State of California.

(b) To promote the common good, health, safety, and general welfare of all of the residents within the Properties.

(c) To exercise all of the powers and privileges and to perform all of the duties and obligations of the Master Association arising from that certain Master Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Sunnymead Ranch (the "Master Declaration") recorded or to be recorded with the Riverside County Recorder and applicable to the Properties, as such Master Declaration may be amended from time to time.

WHEREAS, the annexation document for the last tract annexed into and made a part of the Association (the New West tract, No. 21461) expressly provided for clustered

mailbox maintenance by the Association, but earlier tracts made no provision for such maintenance in their governing documents.

WHEREAS, the Association's reserve study has allocated costs for clustered mailbox repair and replacement, and as of August, 2015, the Association is estimated to have \$52,000 accumulated for that purpose.

NOW, THEREFORE, IT IS HEREBY RESOLVED that the Board of Directors shall perform maintenance, repair and replacement of the aforesaid clustered mailbox facilities within the Association upon the date this Resolution is duly moved and adopted by the Board of Directors as per the terms set forth herein.

IT IS FURTHER RESOLVED that:

1. The Association shall continue to maintain and repair the clustered mailboxes in the New West tract in accordance with the terms of the annexation.
2. The Association will hereafter provide in its operating budget for repair and maintenance of the clustered mailboxes in other tracts. The Association will budget for major repairs and replacements in its reserve account.
3. When replacement of a clustered mailbox improvement is requested by homeowners, the Association will replace it only if and to the extent the Board of Directors determines that said clustered mailbox installation has reached the end of its useful life and cannot be effectively repaired.
4. The Board may, in its discretion, appoint an advisory volunteer committee, from time to time, to investigate and advise the Board as to whether particular clustered mailbox installations should be replaced, but the decision on expenditure of Association funds for that purpose shall be by the Board alone.
5. The Association is not responsible for the safety or security of the mailboxes or of the mail placed therein. Residents who seek a more secure mailbox facility may make their own arrangements at their sole expense, e.g., to rent a post office box for their mail deliveries.

IT IS SO RESOLVED.

#### CERTIFICATE OF SECRETARY

The undersigned duly appointed Secretary of Sunnymead Ranch Planned Community Association hereby certifies the foregoing Resolution Regarding Association Repair and Replacement of Cluster Mailboxes and Related Rule Change was duly moved, seconded and adopted by the requisite majority of the Board of Directors at a duly noticed open meeting of the Board of Directors held on 3/25/2015, in Moreno Valley, California, following the Board's provision of the proposed policy to the

members for a 30-day comment period and the Board's consideration of the comments received from the members specified by Civil Code Section 4360.

Dated: 3/15/2015

Mary C. Cole  
Secretary, Sunnymead Ranch Planned  
Community Association