

APPROVED RESOLUTIONS AT THE GENERAL ASSEMBLY HELD ON MAY 18, 2019

RESOLUTION 010519 WAS APPROVED, WHICH STIPULATES THAT "ALL RESOLUTIONS ADOPTED PRIOR TO TODAY'S DATE OF MAY 18, 2019 ARE NULL AND VOID AND ARE TRANSFERRED TO THIS DOCUMENT, RESOLUTIONS THAT DO NOT PRESENT CONTRADICTIONS, THOSE THAT ARE VALID AND THOSE THAT ARE CURRENTLY STILL APPLICABLE" WITH 25 VOTES IN FAVOR (18.77 POINTS), 1 VOTE AGAINST (0.60 POINTS) AND ZERO ABSTENTIONS. THE RESOLUTIONS ADOPTED ARE LISTED BY SUBJECT:

CONTRUCTION

1. THE OWNER OF THE LOT WHO WISHES TO BUILD A HOUSE, WILL GIVE A DEPOSIT OF \$ 80,000.00 (ARE: EIGHTY THOUSAND PESOS 00/100 M.N.) IN THE FORM OF CASH OR A BOND TO COVER THAT AMOUNT BEFORE THE START OF ANY NEW CONSTRUCTION AND ONCE YOUR CONSTRUCTION PROJECT IS AUTHORIZED BY THE PROJECT COMMITTEE. SUCH DEPOSIT WILL BE TO COVER ANY DAMAGE THAT THE CONSTRUCTION MAY CAUSE TO THE DETRIMENT OF CDM OR ANY VIOLATION OF CONSTRUCTION REGULATIONS AND OTHER STATUTES AND WILL BE DEPOSITED IN AN ACCOUNT WITH INTEREST ADMINISTERED BY THE ASSOCIATION OF OWNERS OF THE COAST OF THE SEA. IN ADDITION, IN THE EVENT THAT THE DEPOSIT IS EXHAUSTED, CONSTRUCTION WILL CEASE UNTIL THE DEPOSIT AMOUNT IS RETURNED AT \$80,000 PESOS. ONCE CONSTRUCTION IS COMPLETE, THE BALANCE OF THE DEPOSIT WILL BE REFUNDED TO THE OWNER/CONSTRUCTOR/CONTRACTOR OF THE LOT. IF IT IS ANOTHER TYPE OF CONSTRUCTION, THE CONSTRUCTION COMMITTEE WILL DETERMINE THE AMOUNT OF THE DEPOSIT DEPENDING ON THE TYPE OF WORK TO BE DONE.
2. CONSTRUCTION WORKERS WILL WORK MONDAY THROUGH FRIDAY FROM 7:00 A.M. AT 6:00 P.M. NO CAR OR WORKER MUST BE IN CDM AFTER 6:00 P.M.
3. MATERIAL LOADING AND UNLOADING TRUCKS MAY ENTER AT 8:00 A.M. AT 4:00 P.M. MONDAY THROUGH FRIDAY.
4. A 0.5 MTS. DOME CAN BE BUILT. ABOVE THE MAXIMUM HEIGHT ALLOWED FOR YOUR HOME. YOU CAN BUILD A CHIMNEY UP TO 0.75 MTS. ABOVE THE MAXIMUM HEIGHT ALLOWED FOR YOUR HOUSE.
5. IF IT IS NECESSARY TO OCCUPY PART OF THE SIDEWALK OR STREET, THE OWNER MUST REQUEST A PERMIT FROM THE COMMITTEE AND MUST PLACE SIGNS OF OBSTRUCTION.
6. A TRASH CAN MUST BE PLACED ON THE SITE AND THE SITE MUST BE KEPT CLEAN, OTHERWISE A \$35 FINE WILL BE CHARGED.
7. IT IS FORBIDDEN TO THROW CONSTRUCTION MATERIAL IN THE CONTAINER, OUTSIDE THE CDM, IN VACANT LOTS OR ANY OTHER PLACE IN THE SUBDIVISION BECAUSE IT WILL GENERATE A FINE OF \$50. DOLLARS.
8. EVERY FRIDAY, BEFORE THE END OF THE WORKDAY, THE ENTIRE WORK AREA MUST BE CLEANED, INCLUDING PUBLIC AREAS SUCH AS SIDEWALKS, AND STREETS.

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ALTHOUGH IT IS RECORDED IN ASSEMBLY MINUTES THAT THE STEERING COMMITTEE HAS BEEN INSTRUCTED ON SEVERAL OCCASIONS TO SUBMIT A REGULATION FOR PROPERTIES FOR RENT AND USE OF THE POOL, NO REGULATION HAS BEEN DRAFTED, BUT THE FOLLOWING RESOLUTIONS HAVE BEEN PASSED OVER THE YEARS:

1. THE OWNER OF THE HOUSE TO BE RENTED MUST DELIVER TO THE ADMINISTRATOR OF THE COAST OF THE SEA (CDM):

- A DEPOSIT FOR VIOLATION OF THE RULES ESTABLISHED IN STATUTES AND APPROVED RESOLUTIONS OF \$ 7,500.00 (ARE: SEVEN THOUSAND FIVE HUNDRED PESOS 00/100 M.N.)

- EXECUTED LIABILITY RELEASE CONTRACT NOT TO HARM THE COMMUNITY OF COSTA DEL MAR.

- INFORMATION SHEET AND CONTACT INFORMATION BY PHONE AND EMAIL WITH AVAILABILITY 24 HRS. 7 DAYS A WEEK RENTAL AGENT.

2. TENANT ENTRY PROCESS:

- THE RENTAL AGENT MUST NOTIFY THE CDM ADMINISTRATOR 24 HOURS BEFORE THE TENANT'S ARRIVAL.

- THE RENTAL AGENT WILL PROVIDE THE TENANTS WITH AN ENTRY CARD FOR EACH VEHICLE (TWO VEHICLES MAXIMUM). TENANTS WILL NOT BE ABLE TO ENTER CDM WITHOUT A CDM ACCESS CARD AND PARKING PERMIT. IF A CARD IS LOST OR STOLEN, IT IS THE RESPONSIBILITY OF THE RENTAL AGENT TO NOTIFY THE MDG ADMINISTRATOR TO CANCEL THE MISSING CARD. THERE WILL BE A \$15.00 FEE TO CANCEL LOST OR STOLEN CARDS.

3. RENTAL POLICIES:

- PROPERTIES THAT ARE NOT UP TO DATE WITH THEIR FEES CANNOT BE RENTED.

- THE TENANT MUST OCCUPY THE RENTED PROPERTY FOR THE TERM OF THE LEASE.

- MAXIMUM OF 4 GUESTS PER NIGHT PER ROOM (INCLUDING CHILDREN).

- NO LOUD MUSIC OR OUTSIDE NOISE AFTER 11 PM AT CDM OR ON THE BEACH.

- NO ATV, RV OR RHINOS ALLOWED IN CDM.

- NO SUBLEASING OR ALTERATION OF A RENTAL CONTRACT IS PERMITTED.

- MAXIMUM OF 2 VEHICLES PER RENTAL UNIT.

- VEHICLES WILL BE DENIED ENTRY WITHOUT A PARKING PERMIT.

- THE PARKING OF VEHICLES MUST BE ONLY IN GARAGE AND SIDEWALK OUTSIDE THE PROPERTY, NEVER IN FRONT OF OTHER DWELLINGS.

- APPROVED CO-HABITATION FINES APPLY TO OWNERS, TENANTS AND THEIR GUESTS (SEE FINES IN THE SECTION ON CO-HABITATION).

-IT IS THE OWNER'S RESPONSIBILITY TO NOTIFY ANY TENANT OF THE RULES OF THE SUBDIVISION AND IF THE TENANT COMMITS A FINE, THE OWNER WILL HAVE TO PAY.

- A WARNING SHALL BE GIVEN TO THE TENANT AND THE OWNER OF THE RENTED HOUSE FOR ANY VIOLATION OF THE RULES SET FORTH IN THE TABLE OF FINES OF CDM. IF THE PERSON CONTINUES VIOLATING THE RULES, AN ADDITIONAL FINE OF \$ 5,000.00 (ARE: FIVE THOUSAND PESOS 00/100 M.N.) WILL BE APPLIED, IF HE IGNORES AND CONTINUES TO DO SO, A SECOND FINE OF \$ 7,500.00 (ARE: SEVEN THOUSAND FIVE HUNDRED PESOS 00/100 M.N.) WILL BE ADDED TO THE FIRST.

EXECUTIVE COMMITTEE

1. THE STEERING COMMITTEE SHALL HOLD TWO GENERAL MEETINGS OF THE HOMEOWNERS' ASSOCIATION PER YEAR.

2. THE NOMINEES FOR THE BOARD OF DIRECTORS MUST BE UP TO DATE IN THE PAYMENT OF THEIR ORDINARY AND EXTRAORDINARY DUES.
3. IT IS RECOMMENDED THAT ALL NOMINATIONS FOR MDC BOARD POSITIONS BE SUBMITTED 3 OR MORE WEEKS PRIOR TO THE HOMEOWNERS ASSOCIATION MEETING TO APPEAR ON THE BALLOT.
4. ALL NON-MEXICAN NOMINEES MUST BE QUALIFIED TO OBTAIN A FM3.
5. ALL NOMINEES MUST BE CONDOMINIUM OWNERS OF A LOT IN CDM.
6. THE BOARD OF DIRECTORS IS AUTHORIZED AND EMPOWERED TO SIGN CHECKS INDIVIDUALLY AND INDISTINCTLY SEPARATELY.
7. ALL LITIGATION OR LEGAL ACTION AGAINST THE MDG HOMEOWNERS ASSOCIATION, ITS BOARD OF DIRECTORS (PAST OR PRESENT), SPECIAL COMMITTEES (PAST OR PRESENT), OR ITS ADMINISTRATOR, IS THE EQUAL RESPONSIBILITY OF ALL MDG HOMEOWNERS.

FEES

1. DEFAULT INTEREST OF 5% WILL BE APPLIED TO OWNERS WHO DO NOT PAY THEIR DUES ON TIME; THIS INTEREST WILL BE CALCULATED ON THE QUARTERLY BALANCE ACCUMULATED IN THE LAST DAYS OF FEBRUARY, MAY, AUGUST AND NOVEMBER.
2. MDC OWNERS WILL RECEIVE A 5% DISCOUNT ON THEIR ANNUITY IF THEY PAY IN JANUARY OR FEBRUARY. TO BE ELIGIBLE FOR THE DISCOUNT, THE BALANCE OUTSTANDING AS OF DECEMBER 31 OF THE PREVIOUS YEAR MUST FIRST BE COVERED.
3. THE POWER OF THE BOARD OF DIRECTORS TO NEGOTIATE OR MAKE DISCOUNTS ON THE FEES OWED BY A DELINQUENT MEMBER IS REMOVED.

RESOURCES AND FUNDS

1. SEPARATION OF FUNDS: THE TREASURER SHALL MAINTAIN SEPARATE BANK ACCOUNTS FOR SPECIFIC FUNDS AND OPERATIONAL FUNDS.
2. NATURAL DISASTER FUNDS HELD IN ACCOUNT 7099 ARE RESTRICTED TO ANY OTHER TYPE OF EVENT AND CAN ONLY BE USED EXCLUSIVELY TO PAY FOR EXPENSES CAUSED BY A NATURAL DISASTER.
3. THE RESERVE FOR UNEXPECTED EXPENSES MAINTAINED IN ACCOUNT 7080 IS RESTRICTED AND CAN ONLY BE USED TO PAY EXPENSES APPROVED BY THE STEERING COMMITTEE AND OVERSIGHT COMMITTEE. NOTIFICATION OF APPROVED EXPENDITURE MUST BE SENT TO ALL OWNERS 10 DAYS PRIOR TO DISBURSEMENT OF FUNDS.

PROJECTS

1. MAJOR PROJECTS SHOULD HAVE A PLAN AND COST EXPECTATION AND SHOULD BE PRESENTED AT HOMEOWNERS ASSEMBLIES.
2. THE HURRICANE AND TROPICAL STORM PREPAREDNESS PLAN PUBLISHED ON THE COSTA DEL MAR WEBSITE IS APPROVED.

COVIVAL

1. IT IS APPROVED THAT THE BOARD OF DIRECTORS FINE THE OWNERS WHO PARK THEIR BOAT, BOAT, BOAT, TRAILER OR ANY OTHER MOVABLE PROPERTY OF THIS TYPE, FOR A PERIOD LONGER THAN 72 HOURS. THE FINE SHALL BE \$25.00 USD FOR EACH DAY THAT IT TAKES TO REMOVE THE MOVABLE PROPERTY, THIS FINE SHALL BE ADDED TO THE OWNER'S ACCOUNT OR MAY BE PAID AT THAT TIME.

2. FINES:

THE FOLLOWING FINES APPLY TO LANDLORDS, TENANTS AND THEIR GUESTS. (FINES ARE IN PESOS):

- DO NOT PICK UP TRASH, GARBAGE, OR DISPOSE OF IT IN THE TRASH CONTAINER \$ 100.00 AND/OR COST OF CLEANING.

- NOT OBEY SPEED LIMIT (VEHICLE 15 MPH, ATV 5 MPH) \$ 1,000.00

- PARKING NOT ALLOWED \$ 250.00

- UNACCEPTABLE LOT APPEARANCE \$200.00 AND COST OF CLEANING

- DO NOT COLLECT PET WASTE \$ 250.00

- DISORDERLY CONDUCT \$ 2,000.00

- VOLUNTARY DESTRUCTION OF COMMON AREA PROPERTY \$2,000.00 PLUS COST OF REPAIR

- DISTURB THE PEACE \$ 2,000.00

- FORCE THE CDM ADMINISTRATION TO CALL THE POLICE TO SOLVE A PROBLEM \$ 3,000.00

- VIOLATIONS OF VARIOUS STATUTES \$500.00

- IT IS THE RESPONSIBILITY OF THE LANDLORD TO ADVISE ANY TENANT OF THE RULES OF THE SUBDIVISION AND IF THE TENANT COMMITS ANY FINE THE LANDLORD WILL BE THE ONE TO PAY.

- A WARNING WILL BE PROVIDED TO THE TENANT AND THE OWNER OF THE RENTED HOME FOR ANY VIOLATION OF THE RULES SET FORTH IN THE CDM FINE TABLE. IF THE PERSON CONTINUES TO VIOLATE THE RULES, AN ADDITIONAL FINE OF \$5,000.00 (FIVE THOUSAND PESOS 00/100 M.N.) WILL BE APPLIED, IF HE IGNORES AND CONTINUES TO DO SO, A SECOND FINE OF \$7,500.00 (SEVEN THOUSAND FIVE HUNDRED PESOS 00/100 M.N.) WILL BE ADDED TO THE FIRST.

- A FINE WILL BE APPLIED TO OWNERS WHO PARK THEIR BOAT, BOAT, BOAT, TRAILER OR ANY OTHER MOVABLE PROPERTY OF THIS TYPE IN THE STREET, FOR A PERIOD LONGER THAN 72 HOURS. THE FINE WILL BE \$25.00 USD FOR EACH DAY IT TAKES TO REMOVE THE MOVABLE, THIS FINE WILL BE ADDED TO THE ACCOUNT OF THE OWNER OR CAN BE PAID AT THAT TIME.

RULES FOR RESERVING THE CLUBHOUSE

1. THE CDM CLUBHOUSE AND EVENT POOL AREA IS FOR LOT OWNERS AND THEIR GUESTS ONLY. THE OWNER OF THE LOT CANNOT RESERVE THE CLUBHOUSE FOR A TENANT OR RESERVE THE CLUBHOUSE FOR USE WHILE HIS HOUSE IS RENTED.

2. THE MDG CLUBHOUSE CAN ONLY BE RESERVED FOR AN EVENT BY A LOT OWNER.

3. EVENTS MUST BE SCHEDULED/RESERVED WITH THE MDC PROPERTY MANAGER. THE LOT OWNER MUST PROVIDE HIS OR HER NAME, LOT NUMBER AND THE EXPECTED NUMBER OF GUESTS.

4. THE LOT OWNER MUST ATTEND THE EVENT AND STAY UNTIL THE END OF THE EVENT.

5. THE OWNER OF THE LOT IS RESPONSIBLE FOR CLEANING UP AFTER THE EVENT.

6. THE OWNER OF THE LOT IS RESPONSIBLE FOR THE CONDUCT OF ALL GUESTS.
7. THE OWNER OF THE LOT IS RESTRICTED TO A MAXIMUM OF 40 PEOPLE AT THE EVENT.
8. THE OWNER OF THE LOT MUST PAY FOR ONE SECURITY PERSON FOR 20 OR MORE PERSONS (OWNERS AND GUESTS). THE PERSON IN CHARGE OF HIRING THE SECURITY PERSON IS THE PROPERTY MANAGER OF CDM, WITH PRIOR PAYMENT AND CHARGED TO THE OWNER OF THE LOT.
9. THE OWNER OF THE LOT MUST PAY FOR AN ADDITIONAL SECURITY PERSON IF THE EVENT IS ON A NATIONAL HOLIDAY OR THE NEXT DAY IS A NATIONAL HOLIDAY.
10. THE LOT OWNER MUST PAY FOR PORTABLE RESTROOMS FOR LARGE EVENTS (20 OR MORE). PORTABLE RESTROOMS ARE CONTRACTED BY THE CDM PROPERTY MANAGER WITH PRIOR PAYMENT AND AT THE OWNER'S EXPENSE.
11. THE EVENT MUST END NO LATER THAN 10:00 P.M. SUNDAY THROUGH THURSDAY (EXCEPT WHEN THE NEXT DAY IS A MEXICAN NATIONAL HOLIDAY).
12. THE EVENT MUST END NO LATER THAN 11:00 P.M. FRIDAY OR SATURDAY NIGHT OR WHEN THE NEXT DAY IS A MEXICAN NATIONAL HOLIDAY.
13. NO LIVE BANDS, CAR STEREOS OR CONCERT SPEAKERS ARE ALLOWED.
14. KEEP THE VOLUME DOWN TO RESPECT THE PEACE AND QUIET OF THE NEIGHBORHOOD. IF ONE (1) OR MORE CDM RESIDENTS COMPLAIN TO THE SECURITY GUARD, THEN THE MUSIC IS TOO LOUD AND THE VOLUME MUST BE TURNED DOWN. COMPLAINTS ARE ANONYMOUS.
15. ALL GUESTS MUST REMAIN IN THE CLUBHOUSE AREA TO ENSURE THE PRIVACY AND SECURITY OF CDM HOMEOWNERS. GUARDS DO NOT ALLOW ACCESS TO THE BEACH.
16. VEHICLES OF GUESTS WHO DO NOT HAVE AN ELECTRONIC ACCESS BADGE MUST BE PARKED OUTSIDE THE CDM, IN FRONT OF THE FRONT DOOR OF THE SUBDIVISION.
17. ALL FEES (ORDINARY AND EXTRAORDINARY) MUST BE PAID IN FULL BEFORE THE CLUBHOUSE CAN BE RESERVED.
18. A REFUNDABLE DEPOSIT OF \$5,000.00 PESOS IS REQUIRED TO RESERVE THE CLUBHOUSE. THE DEPOSIT IS TO COVER ANY DAMAGE OR VIOLATION OF CLUB RULES.
19. FAILURE TO COMPLY WITH THE RULES IS SUBJECT TO APPROVED FINES. THE WARNING REQUIREMENT IS CONSIDERED MET WITH THE OWNER'S KNOWLEDGE OF THESE RULES.
20. THE FINE FOR DISTURBING THE PEACE WILL BE APPLIED, IF IT IS NOT COMPLIED WITH, IT WILL BE EVALUATED EVERY 15 MINUTES AND THE AMOUNT WILL BE ADDED TO THE FINE, EVERY 15 MINUTES.
21. IF THE OWNER OF THE LOT DOES NOT COMPLY WITH THE ABOVE RULES (AS DETERMINED BY THE CDM PROPERTY MANAGER, MEMBER OF THE CDM STEERING COMMITTEE OR OVERSIGHT COMMITTEE), THEN PERMISSION TO USE THE CLUBHOUSE IS IMMEDIATELY REVOKED AND IF NECESSARY THE SAN CARLOS POLICE WILL BE CALLED TO END THE EVENT.

THE BOARD OF DIRECTORS PRESENTED PROPOSALS FOR SIMPLIFICATION OF RESOLUTIONS, THE PRESIDENT OF THE BOARD OF DIRECTORS GAVE READING AND EXPLANATION OF REASONS OF THE RESOLUTIONS FOR THEIR APPROVAL WHICH WOULD BE ADDED TO THE PREVIOUS ONES TO COMPLETE THE STATUTORY CONTENT OF THE ASSOCIATION.

RESOLUTION 020519 IS APPROVED, WHICH STIPULATES THAT "CONSTRUCTION WORK SHALL NOT BE AUTHORIZED IF THE OWNER IS IN ARREARS IN HIS OR HER REGULAR OR EXTRAORDINARY DUES AND/OR CHARGES OF ANY KIND, INCLUDING PENALTIES. THESE DEBTS SHALL BE FULLY COVERED FOR THE CONSTRUCTION PROJECT TO BE SUBMITTED TO THE PROJECT COMMITTEE FOR APPROVAL" BY A VOTE OF 28 IN FAVOR (20.89 POINTS), 0 AGAINST 1 ABSTENTION (0.8 POINTS) AND 1 INVALID VOTE.

ON THE SUBJECT OF LEASING, **RESOLUTION 030519** IS APPROVED, WHICH STIPULATES THAT "THE CONDOMINIUM OWNER OF A HOUSE TO BE LEASED SHALL DEPOSIT FOR THE BENEFIT OF THE COAST OF THE SEA 10% OF HIS INCOME FOR EACH OCCASION THAT RENTS HIS PROPERTY, AS A RENTAL IMPACT FEE. THE DEPOSIT SLIP OF THIS AMOUNT SHALL BE ATTACHED TO THE DOCUMENTS THAT THE BYLAWS STATE MUST BE DELIVERED TO CDM PRIOR TO THE ARRIVAL OF THE TENANTS" WITH A VOTE OF 17 VOTES IN FAVOR (13.17 POINTS), 10 VOTES AGAINST (6.92 POINTS), 1 ABSTENTION (0.73 POINTS) AND 3 INVALID VOTES.

RESOLUTION 040519 IS APPROVED IN THE MATTER OF EXECUTIVE COMMITTEE, WHICH ESTABLISHES THAT "PROJECTS GREATER THAN \$50,000.00 (ARE: FIFTY THOUSAND PESOS 00/100 M.N.) MUST HAVE A PLAN AND COST EXPECTATION AND MUST BE PRESENTED IN ASSEMBLIES OF OWNERS; PROJECTS GREATER THAN \$25,000.00 (ARE: TWENTY-FIVE THOUSAND PESOS 00/100 N.N.) AND LESS THAN \$50,000.00 (ARE: FIFTY THOUSAND PESOS 00/100 M.N.) MUST HAVE THE APPROVAL OF

THE VIGILANCE COMMITTEE". WAS APPROVED WITH 26 VOTES IN FAVOR (19.91 POINTS), 2 VOTES AGAINST (0.98 POINTS), 1 ABSTENTION (0.84) AND 2 NULL VOTES.

RESOLUTION 050519 IS PASSED ON THE SUBJECT OF THE EXECUTIVE COMMITTEE, WHICH ESTABLISHES THAT "THE EXECUTIVE COMMITTEE THAT IS ELECTED IN THE GENERAL ASSEMBLY SHALL TAKE POSSESSION OF ITS RESPONSIBILITY ON THE FIRST WORKING DAY OF DECEMBER AFTER THE DATE ON WHICH IT HAS BEEN ELECTED, THE SAME DATE ON WHICH THE COMMITTEE THAT COMPLETES ITS CHARGE SHALL FORMALLY DELIVER TO THE ELECTED COMMITTEE A DELIVERY REPORT - RECEPTION WITH ALL THE INFORMATION, FINANCIAL STATEMENTS, DOCUMENTS, CONTRACTS, ETC." TO BE IN THEIR POSSESSION AND A LIST OF PENDING MATTERS REQUIRING URGENT AND/OR IMMEDIATE ATTENTION" WITH 28 VOTES IN FAVOR (21.12 POINTS), 0 VOTES AGAINST, 0 ABSTENTIONS AND 2 INVALID VOTES.

ON THE SUBJECT OF GENERAL ASSEMBLIES, **RESOLUTION 060519** IS PASSED, WHICH ESTABLISHES THE FOLLOWING METHODS OF VOTING AND VOTING ON PROPOSALS:

"THERE ARE TWO METHODS OF VOTING IN GENERAL ASSEMBLIES:

1. PERSONAL AND DIRECT VOTE OF THE OWNER.
2. VOTE BY PROXY. THE PROXY MUST BE A MDC OWNER OR RELATIVE OF THE PERSON GRANTING THE POWER. THE PROXY SHALL PRESENT THE PROXY AUTHORIZING IT BY REGISTERING HIS ATTENDANCE AT THE GENERAL ASSEMBLY. THE PROXY FORM WILL BE ATTACHED TO THE CONVOCATION AND WILL BE THE ONLY FORMAT ACCEPTED BY THE ASSEMBLY.

VOTING ON PROPOSALS:

1. VOTING BEGINS WHEN THE OWNER ENTITLED TO VOTE RECEIVES THE BALLOTS AND/OR THE PROXY RECEIVES THE BALLOTS.
2. THE BALLOT CONTAINS SPACE FOR THE OWNER'S NAME, LOT NUMBER, PROPOSAL AND CHECKBOXES: YES, NO, ABSTENTION.
3. THE VOTE ON EACH PROPOSAL WILL BE BY MEANS OF A BALLOT PAPER THAT WILL BE DEPOSITED IN AN URN AT THE END OF THE PRESENTATION AND/OR DISCUSSION OF EACH PROPOSAL.
4. THE VOTES WILL BE COUNTED BY THE SCRUTINEERS IN THE PRESENCE OF THE ATTENDING OWNERS, BEFORE THE CLOSING OF THE ASSEMBLY AND THE RESULTS WILL BE ANNOUNCED".

THE ADOPTION OF THIS RESOLUTION WAS OBTAINED UNANIMOUSLY BY 26 VOTES IN FAVOUR (18.17 POINTS), 0 VOTES AGAINST AND 0 ABSTENTIONS.

ON THE SUBJECT OF GENERAL ASSEMBLIES, **RESOLUTION 070519** IS APPROVED, WHICH ESTABLISHES THAT: "PROPOSALS (OR RESOLUTIONS) MAY BE SENT AS FROM THE PUBLICATION OF THE CALL FOR GENERAL ASSEMBLY AND UP TO 5 (FIVE) DAYS BEFORE THE HOLDING OF SAID ASSEMBLY, TO THE MAIL OF THE PROFESSIONAL ADMINISTRATOR AND/OR OF THE EXECUTIVE COMMITTEE AND/OR OVERSIGHT COMMITTEE.

THE PROPOSALS MUST BE IN ACCORDANCE WITH THE LAW OF CONDOMINIUM PROPERTY OF REAL ESTATE FOR THE STATE OF SONORA, INTERNAL STATUTES AND OTHER REGULATIONS IN FORCE SO THAT THEY MAY BE PRESENTED IN GENERAL ASSEMBLY, FOR WHICH REASON SAID PROPOSALS MUST BE EVALUATED AND PREVIOUSLY AUTHORIZED BY THE EXECUTIVE COMMITTEE AND OVERSIGHT COMMITTEE.

AT LEAST 3 (THREE) DAYS BEFORE THE MEETING, THE STEERING COMMITTEE AND OVERSIGHT COMMITTEE SHALL SEND TO THE OWNERS VIA E-MAIL THE PROPOSALS FOR THEIR KNOWLEDGE PRIOR TO THE HOLDING OF THE GENERAL ASSEMBLY".

THE RESOLUTION WAS ADOPTED BY 27 VOTES IN FAVOUR (20.28 POINTS), 0 AGAINST AND 3 ABSTENTIONS (1.94 POINTS)

RESOLUTION 080519 IS APPROVED ON THE SUBJECT OF QUOTAS, WHICH ESTABLISHES THAT: THE RESOLUTION THAT WAS PREVIOUSLY APPROVED IS ANNULLED, WHICH ESTABLISHED THAT "THE BOARD OF DIRECTORS CREDITS TO THE ACCOUNT OF THE ASSOCIATES THAT ARE UP TO DATE WITH MAINTENANCE QUOTAS THE REMAINING AND/OR SURPLUS FUNDS AT THE END OF 2016".

AND CONSECUTIVE YEARS" WAS ADOPTED BY 27 VOTES IN FAVOUR (19.22 POINTS), 1 VOTE AGAINST (0.68 POINTS), 0 ABSTENTIONS AND 1 INVALID BALLOT.

RESOLUTION 090519 WAS ADOPTED, WHICH STATES: "ON A ONE-TIME BASIS, TO ADOPT THE FOLLOWING PROPOSAL FOR THE RECOVERY OF OVERDUE QUOTAS:

THE APPLICATION OF AN EXTRAORDINARY QUOTA TO CONDOMINIUM OWNERS IN ARREARS WAS APPROVED (IN ACCORDANCE WITH THE CONCEPT ESTABLISHED IN ART. ART. 2 FRACTION XXI OF THE CONDOMINIUM PROPERTY LAW FOR THE STATE OF SONORA), WITH ACCUMULATED DEBTS AS OF MAY 13, 2019, FOR THE AMOUNT OF \$35,000.00 (THIRTY-FIVE THOUSAND PESOS 00/100 M.N.) INCURRED IN THE AUDIT OF ACCOUNTS RECEIVABLE, CALCULATING THE FEE IN PROPORTION TO THE BALANCE OWED BY EACH OWNER ON THE DATE INDICATED.

AS OF MAY 13, 2019, THE CONDONATION OF PENALTIES TO OWNERS WITH DEBTS WAS APPROVED, PROVIDED THAT THE DELINQUENT OWNER PAYS THE TOTAL AMOUNT AS OF THAT DATE, FOR ORDINARY AND EXTRAORDINARY FEES (LEGAL FEES, CLEANING OF LOTS, FINES, AUDITING OF ACCOUNTS RECEIVABLE, ETC.) IN THE FOLLOWING MANNER:

100% DISCOUNT ON PENALTIES IF YOU MAKE FULL PAYMENT OF YOUR DEBT DURING THE MONTH OF JUNE 2019.

75% DISCOUNT ON PENALTIES IF YOU MAKE THE TOTAL PAYMENT OF YOUR DEBT DURING THE MONTH OF JULY 2019.

50% DISCOUNT ON PENALTIES IF YOU MAKE THE FULL PAYMENT OF YOUR DEBT DURING THE MONTH OF AUGUST 2019.

IT WAS APPROVED THAT THE INCOME OBTAINED IN THE RECOVERY OF THE QUOTAS BE TRANSLATED INTO A DISCOUNT PERCENTAGE APPLICABLE TO THE AMOUNT OF THE QUOTAS OF THE YEAR 2020 FOR THE OWNERS WHO ARE UP TO DATE WITH THEIR PAYMENTS AS OF MAY 13, 2019. THE DISCOUNT PERCENTAGE SHALL BE CALCULATED TAKING INTO ACCOUNT THE LENGTH OF TIME THAT THE OWNER HAS BEEN CURRENT WITH HIS PAYMENTS FOR THE PAST FIVE YEARS." (B) THE DISCOUNT PERCENTAGE SHALL BE CALCULATED TAKING INTO ACCOUNT THE LENGTH OF TIME THAT THE OWNER HAS BEEN CURRENT WITH HIS PAYMENTS FOR THE PAST FIVE YEARS.

THE STEERING COMMITTEE WILL REPORT ON THE RESULTS OF THIS PROVISION AT THE NEXT GENERAL MEETING IN OCTOBER 2019.

THE RESOLUTION WAS PASSED BY 28 VOTES IN FAVOR (20.49 POINTS), 0 VOTES AGAINST AND 0 ABSTENTIONS.

RESOLUTION 100519 WAS PASSED AUTHORIZING THE INVESTMENT OF AVAILABLE FINANCIAL RESOURCES IN CERTIFICATES OF DEPOSIT WITH LIQUIDABLE YIELD AT MATURITY WITHOUT RISK WITH A TERM OF 91 DAYS. THE PROPOSAL WAS ADOPTED WITH 29 VOTES IN FAVOUR (21.73 POINTS), 0 VOTES AGAINST, 0 ABSTENTIONS AND NO VOTES AT ALL.

RESOLUTION 110519 WAS APPROVED, PROPOSING "TO APPROVE THE ACQUISITION OF AN AXXA INSURANCE POLICY FOR THE PROTECTION OF COMMON AREAS AND EQUIPMENT OWNED BY THE ASSOCIATION WITH COVERAGE FOR ONE YEAR." THE RESOLUTION WAS ADOPTED BY 28 VOTES IN FAVOUR (20.75 POINTS), 1 VOTE AGAINST (0.89 POINTS), 0 ABSTENTIONS AND 1 INVALID BALLOT.

RESOLUTION 120519 WAS APPROVED, WHICH ESTABLISHES "TO APPROVE A PROJECT FOR THE DESIGN AND CONSTRUCTION OF A SPORTS AND CHILDREN'S AREA ON THE AVAILABLE LAND IN THE COMMON AREA AND TO AUTHORIZE THE USE OF RESOURCES FROM RESERVE ACCOUNT NUMBER 997080" WITH 26 VOTES IN FAVOR (17.80 POINTS), 2 VOTES AGAINST (2.14 POINTS) AND 0 ABSTENTIONS.

RESOLUTION 130519 WAS APPROVED, WHICH ESTABLISHES "TO APPROVE A PROJECT FOR THE ACQUISITION AND PLACEMENT OF SECURITY CAMERAS AT THE BEACH ACCESSES AND AN ADDITIONAL CAMERA IN THE ENTRANCE BOOTH AND TO AUTHORIZE THE USE OF RESOURCES FROM RESERVE ACCOUNT NUMBER 997080" WITH 25 VOTES IN FAVOR (18.24 POINTS), 2 VOTES AGAINST (0.98 POINTS), 0 ABSTENTIONS AND 1 INVALID VOTE.

RESOLUTION 140519 WAS APPROVED, WHICH ESTABLISHES "TO APPROVE A PROJECT FOR THE REPAIR AND ILLUMINATION OF ROADS LEADING TO THE BEACH AND TO AUTHORIZE THE USE OF RESOURCES FROM RESERVE ACCOUNT NUMBER 997080" WITH 23 VOTES IN FAVOR, (16.13 POINTS), 4 VOTES AGAINST (3.12 POINTS), 0 ABSTENTIONS AND 1 NULL VOTE.