

RESOLUTION NO. 2025-002 SVCFD NO. 2

RESOLUTION OF THE BOARD OF DIRECTORS OF THE SUPERSTITION VISTAS COMMUNITY FACILITIES DISTRICT NO. 2 APPROVING THE LEVYING OF AN ASSESSMENT AND ASSESSMENT DIAGRAM FOR ASSESSMENT AREA NO. 2 WITHIN THE SUPERSTITION VISTAS COMMUNITY FACILITIES DISTRICT NO. 2.

WHEREAS, on April 15, 2025, the Board of Directors (this "Board") of the Superstition Vistas Community Facilities District No. 2 (the "District") passed and adopted Resolution No. 2025-001 SVCFD No. 2 (the "Resolution of Intention"), declaring its intention to acquire the Project (as defined in the Resolution of Intention), together with all appurtenances and adjuncts pertaining thereto; determining that the District's special assessment bonds shall be issued to represent the costs and expenses thereof; declaring the Project to be of more than local or ordinary public benefit; declaring that the costs and expenses thereof shall be assessed upon the residential lots within the boundaries of Assessment Area No. 2 (as defined in the Resolution of Intention); and providing that the Project shall be performed under the provisions of Title 48, Chapter 4, Article 6, Arizona Revised Statutes, and all amendments thereto; and

WHEREAS, the Waiver (as defined in the Resolution of Intention) has been signed by the District, the developer, the landowners of the real property within the boundaries of Assessment Area No. 2 and any other persons having an interest in the real property within the boundaries of Assessment Area No. 2, waiving, among other things, all requirements for notice and time for protests against the Project and objections to the extent of the Assessment Area No. 2; and

WHEREAS, an assessment not to exceed \$3,500 shall be levied against all residential lots shown on the assessment diagram within Assessment Area No. 2 that have not prepaid such assessment; and

WHEREAS, this Board has thereby acquired jurisdiction to order the acquisition and performance of the Project;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE SUPERSTITION VISTAS COMMUNITY FACILITIES DISTRICT NO. 2 AS FOLLOWS:

SECTION 1 DEFINITIONS

In this resolution, terms defined in the Resolution of Intention shall have the same meanings herein as therein.

SECTION 2 PROJECT COST

The estimate of costs and expenses for the Project, Incidental Expenses and Debt Service Reserve is as set forth hereafter, and the Estimate on file with the District is as follows:

<u>Project</u>	<u>Costs</u>
Project Costs	\$1,987,570.00
TOTAL PROJECT COSTS	\$1,987,570.00
Incidental Expenses	\$ 226,380.00
Debt Service Reserve	204,050.00
GRAND TOTAL	\$2,418,000.00

SECTION 3 RATIFICATION OF LEVY OF ASSESSMENT

The District Engineer has allocated the Project costs among the developable lots within the Assessment Area No. 2 benefitting from the Project and the levy by the Superintendent of Streets of an assessment against the real property in the Assessment Area No. 2 for an amount not greater than the grand total of costs set forth in Section 2 hereof, is hereby ratified; provided, however, the amount of the assessment may be reduced as actual costs are established and substituted for the estimated costs and as may be necessary to reduce any assessment made on any developable lot in the Assessment Area No. 2 to not more than \$3,500.00. The Superintendent of Streets is hereby directed to record in its offices the assessment and record with the Pinal County Recorder a Notice of Assessment.

SECTION 4 ASSESSMENT DIAGRAM

Those certain duplicate assessment diagrams of the area to be assessed, prepared by the District Engineer, and heretofore filed with the District Clerk and the Superintendent of Streets, are hereby ratified and approved, and the District Clerk is hereby directed to certify the fact of such ratification and approval on the face of each of such diagrams including the date hereof as the

date of such ratification and approval and to deliver a copy of the diagrams so certified to the Superintendent of Streets.

SECTION 5 ASSESSMENT AND COLLECTION

The preparation and recording by the District Engineer and Superintendent of Streets of an assessment against the real property contained within the Assessment Area No. 2 is hereby authorized and approved, or as applicable, ratified. The assessment shall be allocated among the parcels and residential lots within the Assessment Area No. 2 as shown on the Assessment Diagram, in the manner established by the District Engineer. The District Treasurer and Superintendent of Streets are each hereby authorized and directed to collect the assessment, and the District's execution and delivery of a Community Facilities District Assessment Collection Agreement, by and between the District and the Treasurer of Pinal County, Arizona, in accordance with Arizona Revised Statutes § 48-721, is hereby authorized.

SECTION 6 RATIFICATION

All acts of the District Clerk, the District Engineer, the Superintendent of Streets and any person acting for such officials in furtherance of this resolution, whether such actions were prior to or are subsequent to the adoption of this resolution, are hereby ratified and confirmed.

SECTION 7 SEVERABILITY; AMENDMENT; RATIFICATION

If any section, paragraph, clause or provision of this resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this resolution. The District Board hereby declares that this resolution would have been adopted with each and every other section, paragraph, subdivision, sentence, clause or phrase hereof and approved the assessment diagram and made the same findings and determinations pursuant hereto irrespective of the fact that any one or more sections, paragraphs, subdivisions, sentences, clauses or phrases of this resolution may be held illegal, invalid or unenforceable.

SECTION 8 EFFECTIVE DATE

This resolution shall be effective immediately.

PASSED AND ADOPTED BY THE BOARD OF DIRECTORS OF THE
SUPERSTITION VISTAS COMMUNITY FACILITIES DISTRICT NO. 2, THIS ____
DAY OF APRIL, 2025.

SIGNED AND ATTESTED TO THIS ____ DAY OF _____, 2025.

WALTER "CHIP" WILSON
Chairman, Board of Directors

ATTEST:

EVIE MCKINNEY
District Clerk

APPROVED AS TO FORM:

 4.9.25

RICHARD JOEL STERN
District Counsel

CERTIFICATE

I hereby certify that the above and foregoing resolution
was duly passed by the Board of Directors of the Superstition
Vistas Community Facilities District No. 2 at a regular meeting
held on April 15, 2025, and that a quorum was present thereat and
that the vote thereon was ____ ayes and ____ nays; ____ did not
vote or were absent.

District Clerk