

SECTION II – MEMBERSHIP

CPM

SUBSECTION 2. GENERAL

B. Guest Policy (updated 8/29/2017)

1. Guest privileges are intended for temporary visitors of a **Regular Member, Assigned Member, Tenant, or Life Care User** of GVR and who live outside a twenty (20) mile radius of established GVR Boundaries. In general, guest cards are provided for visitors who are staying in a GVR household with the member or who are staying in a local commercial hotel as a guest of the member.

Bylaws

Section 4: Use of Facilities

A. Member Privileges

3. GVR Members, Assigned Members, **CRCF Residents** and Tenants may have Guests use all GVR facilities subject to the then current rules, regulations, and fees established by the Board of Directors.

Note: CRCF Residents are omitted in the CPM and, as already noted Life Care members are not included in the bylaws.

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CPM

SUBSECTION 3. ANNUAL DUES, ANNUAL DUES INSTALLMENT PAYMENT PLAN, INITIAL FEES, FEES FOR SERVICES (updated 4/19/2016)

A. General

All Fees, Annual Dues, Service Fees and Delinquency charges shall be established each year by the approval of at least seven members of the Board of Directors. **The Board also has the right to approve assessments**, as long as they are not special assessments for any purpose, by a vote of a minimum of seven Board members. Special assessments for any purpose shall require approval of at least seven members of the Board of Directors, and a vote of at least a majority of the Members voting.

B. Annual Dues

3. Annual Dues is synonymous with the terms “regular assessments” or “assessments”, but not “special assessments.”

Bylaws

ARTICLE III— DUES AND ASSESSMENTS

Section 5: Assessments The Board of Directors is not authorized to impose a special assessment **for any purpose**, unless such an assessment is approved in advance, by a majority of the members voting. No special assessment or other levy shall be made against Fairfield-Green Valley, Inc.

Note: The term “assessments” versus “special assessments” became an issue when the attorney representing GVR in the NMCF erroneously characterized GVR as a Planned Community and the judge in his ruling made a finding that GVR was a “Planned Community” (an HOA). Under title 33 of the Arizona Revised Statutes, HOA’s pay an annual “assessment” not dues. There is no distinction between an “assessment” and a “special assessment”. Our bylaw makes it clear that a Special assessment would be “for any purpose”.

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CPM

SUBSECTION 5. SUSPENSION OF PRIVILEGES

2. A suspended member shall retain the rights to vote *but not to hold office*.

Bylaws

ARTICLE II — MEMBERSHIP PROPERTY AND MEMBERS

Section 5: Suspension of Privileges

The right to use GVR’s facilities of any GVR Member, Assigned Member, Life Care Member, CRCF Resident, Guest or Tenant may be suspended for any infraction of these Bylaws, policies, and/or rules and regulations of The Corporation. The procedure for such suspension and the duration of suspension shall be as determined by the Board of Directors. Suspension of the right to use GVR’s facilities shall not in any way affect a GVR Member’s obligation to pay dues, assessments, fees, penalties and accrued interest to GVR during the period of suspension.

Note: The suspension of the use of GVR facilities is the only penalty that can be imposed on a member who has violated the rules and regulations of GVR. I suspect this was inserted as a way to remove a Director from the Board. Per the Arizona statutes, only the members can remove a Director from the Board.