



February 13, 2026

Dear Arroyo Roble Resort Owners,

The Board of Directors understands that the recent 2025 Emergency Special Assessment has raised questions and concerns among Owners. We recognize that special assessments are significant matters, and the Board has carefully listened to feedback expressed by Owners during the recent Annual Meeting, Board meetings, and through other communications. In response to questions regarding the validity, authority and purpose of the assessment, the Board engaged Association legal counsel to provide an independent legal opinion to ensure that Owner concerns were appropriately and thoroughly addressed.

The Board sought a formal legal review from Mulcahy Law Firm, P.C. After reviewing the Council's governing documents and applicable Arizona law, legal counsel confirmed the following:

- **Authority:** The Board had clear authority under the Declaration and Bylaws to adopt the 2025 Emergency Special Assessment. No membership vote was required.
- **Purpose:** The Special Assessment was adopted to address emergency and safety-related repairs, extraordinary maintenance and renovation costs, operational shortfalls, and the establishment and replenishment of required reserve funds. These purposes are expressly permitted under the governing documents.
- **Process:** The Special Assessment was properly noticed and adopted at a duly noticed Board meeting. The Board acted in good faith, fulfilled its fiduciary duties, and approved installment payment options to reduce owner hardship.
- **Enforceability:** Owner objections, reservations of rights, or payment "under protest" do not affect the validity or enforceability of the Special Assessment. The assessment remains due and payable unless a court of competent jurisdiction determines otherwise.
- **Legal Effect:** The Special Assessment constitutes a personal obligation of each Owner and a continuing lien against the applicable interval until paid in full.

Based on counsel's opinion, we are confident that the 2025 Emergency Special Assessment is legally valid and the Board will continue to enforce the assessment in accordance with the governing documents.

The Board of Directors remains committed to listening to the Owners we have been elected to represent and to acting in the best interests of the Association as a whole. The Board appreciates your engagement and cooperation as it works to address critical needs, stabilize operations, and protect the long-term safety, functionality and value of Arroyo Roble Resort for all Owners.

We are already making good progress in addressing our financial, facilities and operating issues. We couldn't have made this progress without your support. We know that with you, we can keep making the positive changes we need to enhance owner experiences and bring value to your investment.

Sincerely,

Board of Directors
Arroyo Roble Resort Council of Co-Owners, Inc