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September 23, 2025

Via E-Mail Only

Board of Directors of Marriott Resort Hotel Condominium – Camelback Inn

Attn: Paul Dembow, President

Email: president@camelbackowners.com

Re: Amended and Restated Declaration and Bylaws of Marriott Resort Hotel Condominium – Camelback Inn

Dear Board of Directors,

As requested, this letter has been prepared in response to questions and comments which have been raised by Owners of the Association during recent meetings of the Board of Directors and Owners pertaining to the purpose of the revisions contained in the Association’s proposed Amended and Restated Declaration of Covenants, Conditions, and Restrictions (the “Restated Declaration”) and proposed Amended and Restated Bylaws (the “Restated Bylaws”).

This letter confirms that the Board of Directors tasked my firm and Dawn Zeitlin of Zeitlin & Zeitlin, P.C. to prepare the Restated Declaration and Restated Bylaws in order to (1) conform the Declaration and Bylaws with current Arizona law applicable to the Association¹ which has been subject to multiple updates throughout the past few decades since the Declaration was last amended and restated in 1998; (2) enhance uniformity among the Association’s organizational documents and compile past partial amendments to the Declaration with the current revisions into a single, comprehensive document; (3) streamline and increase Unit marketability under Section 20 by providing for a competitive bidding process; and (4) remove obsolete terminology and concepts related to the long-defunct original Declarant of the Association, Marriott Condominium Development Corporation (“MCDC”). Enclosed with this letter are annotated redlines of the Restated Declaration and Restated Bylaws which contain line-by-line explanations of the purpose of each of the revisions contained in the Restated Declaration and the Restated Bylaws.

As demonstrated in the annotated redlines, all of the revisions contained in the Restated Declaration and Restated Bylaws (other than the substantive changes made to Section 20 to increase Unit marketability for the Owners) were made at the recommendation and direction of legal counsel (and not by the Board) in order to accomplish the objectives described in clauses (1), (2), and (4) of the preceding paragraph. The enclosed annotated redlines were prepared in order to

¹ See Arizona Condominium Act (A.R.S. §§ 33-1201, *et seq.*).

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clarify this point and to provide the Owners with a detailed explanation of the purposes underlying each of the revisions contained in the Restated Declaration and Restated Bylaws. As such, I recommend that the Board share this letter and the enclosed annotated redlines with the Owners in anticipation of the upcoming Annual Meetings.

Sincerely,

MAY POTENZA BARAN & GILLESPIE, PC

A handwritten signature in black ink, appearing to read "Matt Rapier". The signature is fluid and cursive, with a long horizontal stroke at the end.

Matt Rapier, Esq.

MR/nc