

**TATUM RANCH PARCEL 24A HOMEOWNERS ASSOCIATION
FINE POLICY ADOPTED JUNE 2013**

RESOLVED:

By unanimous consent the Board of Tatum Ranch Parcel 24A Homeowners Association, approved the following **FINE SCHEDULE** for any violation of the CC&R's or guidelines of the Tatum Ranch Parcel 24A Homeowners Association.

The Board of Directors intends to impose monetary penalties as authorized by A.R.S. Section 33-1803. The Board of Directors, when imposing monetary penalties reserves the right to enforce the community's restrictions in any other legal manner. The following fine schedule is intended to be a guide only and is not intended to create any rights. The Board of Directors reserves the right to impose a monetary penalty on the first date of a violation to accrue the fine daily until the violation is cured, and to impose fines in amounts in excess of those set forth in the fine schedule.

FRIENDLY LETTER - COURTESY NOTICE:

An initial courtesy notice of the violation shall be mailed via regular mail to the homeowner requesting compliance within (14) days – **NO NOTICE OF FINE.**

SECOND NOTICE:

If violation still exists a second notice, with warning of a fine, requesting compliance within (10) days shall be mailed via regular mail to the homeowner.

THIRD NOTICE:

If the violation remains uncorrected a third notice requesting compliance within (10) days shall be mailed via regular mail to the homeowner. A **\$25.00 FINE** will be assessed and due immediately with the third notice.

FOURTH NOTICE:

If the violation remains uncorrected a fourth notice requesting compliance within (10) days shall be mailed via certified mail to the homeowner, return receipt requested. A **\$25.00 FINE** will be assessed and due immediately with the fourth notice.

FIFTH NOTICE:

If the violation remains uncorrected a fifth notice requesting compliance within (10) days shall be mailed via certified mail to the homeowner, return receipt requested. A **\$50.00 FINE** will be assessed and due immediately with the fifth notice.

CONTINUING VIOLATIONS:

If the violation continues without resolution after the fifth notice, a **FINE of \$50.00** shall be assessed **every (10) days** until the violation is resolved. In addition the Board shall have the right to remedy the violation and/or take legal action, the cost of which shall be billed to the homeowner and collected in the same manner as assessments.

UNAPPROVED ARCHITECTURAL CHANGES:

Any architectural/landscape changes visible from neighboring property made without prior written approval from the Architectural Committee will be assessed a fine in the amount of **\$100.00 on the 2nd and subsequent notices.**

PICTURES:

For any violation notice that includes a fine and a photograph of the violation, a charge of \$5.00 will be added.

FINES:

No fine shall be imposed without first providing a written warning to the Owner describing the violation and stating that failure to stop the violation within no less than ten (10) days or ***another recurrence of the same violation within six (6) months*** of the original violation shall make the Owner ***subject to imposition of a fine***. Failure to pay any fine shall subject the Owner to the same potential penalties and enforcement as failure to pay any assessments under Article VI.