

EXHIBIT (A)
ESTATES AT SIERRA VISTA HOMEOWNERS ASSOCIATION
FINE POLICY

RESOLVED:

By unanimous consent the Board of Directors of Estates at Sierra Vista Homeowners Association, approved the following **FINE SCHEDULE** for any violation of the CC&R's or guidelines of the Estates at Sierra Vista 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.

COURTESY NOTICE:

An initial courtesy notice of the violation shall be mailed via regular mail to the homeowner requesting compliance within fourteen (14) days

SECOND NOTICE:

If violation still exists a second notice requesting compliance within fourteen (14) days shall be mailed via regular mail to the homeowner. A **FINE PER THE FEE SCHEDULE** will be assessed and due immediately with the second notice.

THIRD NOTICE:

If violation still exists a third notice requesting compliance within fourteen (14) days shall be mailed via regular mail to the homeowner, return receipt requested. A **FINE PER THE FEE SCHEDULE** will be assessed and due immediately with the third notice.

FOURTH NOTICE:

If violation still exists a fourth notice requesting compliance within fourteen (14) days shall be mailed via certified mail to the homeowner, return receipt requested. A **FINE PER THE FEE SCHEDULE** will be assessed and due immediately with the fourth notice.

CONTINUING VIOLATIONS:

If the violation continues without resolution after the fourth notice, a **FINE PER THE FEE SCHEDULE** shall be assessed **every fourteen (14) 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.

FINES: See attached Exhibit B

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 fourteen (14) 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 fines shall subject the Owner to the same potential penalties and enforcement as failure to pay any assessments.

APPEAL PROCESS:

See attached appeals process, Exhibit (B)

EXHIBIT A

SCHEDULE OF FINES AND PENALTIES

<u>Violation</u>	<u>Maximum Initial Fine</u>	<u>Additional Fines</u>
Design Construction without Approval	\$250.00	\$350.00
Trash Containers Left out	\$50.00	\$75.00
Bulk Trash	\$50.00	\$50.00
Commercial Vehicles	\$100.00	\$200.00
Trailers and Recreational Vehicles	\$100.00	\$200.00
Vehicle Repair	\$100.00	\$200.00
Appearance and Maintenance of Lot	\$25.00	\$50.00
Signs/Holiday lights	\$50.00	\$50.00
Unleashed dog	\$25.00	\$50.00
Excessive Dog Barking	\$50.00	\$75.00
Nuisances	\$50.00	\$100.00
Basketball Structures	\$50.00	\$50.00
Commercial Business	\$250.00	\$500.00
Enter property with landscapers to clean excessive weed or landscaping	\$275.00	\$275.00
Failure to Report Rental	\$100.00	\$200.00
Other violations	As set by the Board	