

SPRINGTREE CONDOMINIUMS

Window Tinting POLICY

Springtree Condominiums has established the following Enforcement Policy for Covenants, Conditions and Restrictions (CC&R's) window tinting on property, and any applicable monetary penalties for continuing violations. This Policy will be deemed part of the Association Rules and is subject to amendment or modification at any time by majority vote of the Board. This Enforcement Policy for nonmonetary violations is adopted in accordance with Arizona Law and the provisions of the CC&R's, as currently in force and effect. The Board of Directors hereby approve the following policy at a duly called meeting of the Board on July 8, 2021.

The current market for window coverings promotes tinting as a positive alternative to screens for sun protection and privacy. As such, the CCRs will be updated to incorporate the latest home improvements for the benefit of our homeowners.

Rules

- 1) Tinting is allowed on windows and arcadia doors in place of screens.
- 2) Tinting and pre-approved sun screens only can be used on the same window or arcadia door.
- 3) The tinting color can only be black spectrum or dark brown spectrum.
- 4) No metallic colors are allowed. No designs on the tinting are allowed.
- 5) No reflective materials are allowed as tinting.
- 6) The tinting must be made of ceramic window film products. The ceramic window tinting is made of thin sheets of film that are coated with ceramic particles. Ceramic window films do not interfere with cellular or gadget wi-fi or cell tower reception. Ceramic window tint outperforms other window tinting products in terms of visibility, sun glare reduction, reducing solar heat gain, infrared rejection, UV ray rejection and structural stability.
- 7) Window tinting must be maintained and replaced if bubbling, ripping or peeling occurs.
- 8) An Architectural Request Form must be submitted to the Board for approval of a future window tint installation.
- 9) If an owner does not follow the rules to install and maintain window tinting, the notices and fines outlined in the Springtree Condominiums CC&R's Violation and Enforcement Policy will be applied.

Certified Mailing Fee

In addition to the monetary penalties there will be a fifteen (15) dollar certified mailing fee assessed per violation letter.

Exception to Notice Procedure

Violations posing a threat to the health, safety, and welfare of the community as a whole or any one or more other owners may require immediate action and thus create exceptions to the foregoing notice provisions. Examples of health, safety, and welfare violations include, but are not limited to, the following: accumulation of trash and/or other materials that may attract pests; threat of flood or fire damage to neighboring properties; or a collapsed structure or tree blocking the road or drivers' lines of vision.

Right of Self-Help

The Association has the right (but not the obligation) to enter the owner's property and to provide all maintenance and repairs that are necessary to remove the violation. Entry by the Association and any of its agents is not an actionable trespass. The Association may assess the Owner for the costs of all maintenance and repairs performed by the Association

Opportunity to be Heard

The Association recognizes each owner's right to explain the reasons why there is a violation of the CC&R's, particularly if the violation results in an assessment. Before any fee is assessed, an owner has the opportunity to request a hearing before the Board of Directors. The owner must provide timely written request for a hearing. If the hearing is scheduled, and attended, the owner is bound by the decision of a majority of the Board.

Effective Date

This policy is effective July 15, 2021.

Signed s/s Joann Piccininni
President
for Springtree Condominiums

Date July 9, 2021