

Alta Mesa Town Square Homeowners Association
Deed Violation Enforcement and Fee Schedule
CC&R and Design Guideline Violations
Effective: May 31, 2023



Notices, Fines and Correction Periods for Violations are within a six (6) month period from the date of the first notice. All fine letters other than the First Notice or Friendly Reminder are charged to the homeowners account at \$5.00 each for an administrative fee to process the letter.



First Notice/Friendly Reminder

A letter stating the violation and the number of days to correct shall be sent to the property owner(s). A period of twenty-one (21) days shall be provided to correct the violation on all first occurrences. All subsequent violations are subject to a fine.

Second Notice or Second Consecutive Notice

A letter will be sent to the property owner(s) stating you have been assessed a monetary fine in the amount of **\$50.00**. If the violation is not corrected within (14) days from the date of this letter, it will result in a Third Notice and you will be assessed an additional **\$150.00** monetary fine.

Third Notice or Third Consecutive Notice

A letter will be sent to the property owner(s) stating you have been assessed a monetary fine in the amount of **\$150.00**. If the violation is not corrected within (14) days from the date of this letter, it will result in a Fourth Notice and you will be assessed an additional **\$250.00** monetary fine.

Fourth Notice or Fourth Consecutive Notice

A letter will be sent to the property owner(s) stating this is the FOURTH NOTICE of violation and the account has been assessed an additional monetary fine in the amount of **\$250.00**. Legal action may be taken and associated recovery fees may apply after the fourth notice. If the violation is not corrected within (14) days from the date of this letter, you will be fined an additional **\$300.00**.

Each Subsequent Notice

Your account has been assessed an additional monetary fine in the amount of **\$350.00**. Legal action or self-help may be taken and associated recovery fees may apply after the fourth notice.

Hearing Request Instructions

All violations and fines may be appealed by submitting a written request to have a hearing to the Board of Directors to resolve the matter within 10 days of the date of the letter. The written request should be mailed to the attention of Town Square HOA c/o Vision Community Management 16625 S. Desert Foothills Pkwy, Phoenix, AZ 85048 or by email to: Appeals@WeAreVision.com