

QUEENLAND MANOR HOMEOWNERS' ASSOCIATION, INC.

ADDENDUM TO

RULES AND REGULATIONS and CC&R VIOLATION AND ENFORCEMENT POLICY

SHORT-TERM RENTAL VIOLATION POLICY

(Effective November 1, 2024)

Queenland Manor Homeowners' Association, Inc., has established the following Short-Term Rental Violation Policy as an addendum to the Rules and Regulations and CC&R Enforcement Policy. Due to the detrimental nature of short-term rental violations to residents in the community, the Board of Directors determined that it is necessary to have significant monetary penalties to deter such violations. This Short-Term Rental Violation 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 Short-Term Rental Violation Policy is adopted in accordance with Arizona's Planned Communities Act (Arizona Revised Statutes §§33-1801 et. seq.), and Article XV, Section 15.4 of the Declaration of Covenants, Conditions, Restrictions and Easements for Queenland Manor ("CC&Rs), as currently in force and effect.

Lease Term Restriction: Article IV, Section 4.2.34 of the CC&Rs requires all lease terms to be not less than thirty (30) days. Any lease terms for less than thirty days are a violation of the CC&Rs thereby subjecting the Owner to enforcement pursuant to the monetary penalties outlined below.

First Notice: A first notice of violation will be issued and mailed to the Owner of the property describing the dates of the violation as well as any other enforcement issues that arose in connection with the short-term rental violation.

Monetary Penalty: The Association will levy a monetary penalty in the amount of **\$1,000.00**.

Second Notice: If the Owner engages in short-term rental activities at any time within a twelve-month period, the Association will issue and mail a second notice of violation.

Monetary Penalty: The Association will levy a monetary penalty in the amount of **\$1,500.00**.

Third Notice: Should the Owner engage in continued short-term rental violations, the Association will issue and mail a third notice of violation.

Monetary Penalty: The Association will levy a monetary penalty in the amount of **\$2,000.00** for the third and subsequent violations within a twelve-month period. Further, the Association may pursue legal action against the Owner and will pursue the recovery of its reasonable attorneys' fees and costs.

Opportunity for a Hearing. For each notice of violation, the Owner shall have fourteen (14) days to contact the Association to request a hearing before the Board of Directors regarding the circumstances of the violation. At such hearing, the Owner must provide information adequate to refute the allegations of violation and/or request any accommodations/variances or other relief. If the hearing is scheduled and attended, the Owner is bound by the decision of a majority of the Board. If the full amount of the monetary penalty is ultimately imposed, the Owner must pay the monetary penalty within thirty (30) days after the date of the hearing.

Owners have the right to request an administrative hearing before the Arizona Department of Real Estate on the matter pursuant to A.R.S. §32-2199.01.

The above Addendum to the Rules and Regulations and CC&R Enforcement Policy was adopted by the Board of Directors at a duly noticed and held Board meeting on the 24 day of October 2024.

By: Dean Collins
Dean Collins

President

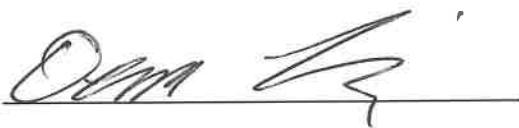
Dean Collins
[write name]

CERTIFICATION OF ADOPTION

OF ADDENDUM TO

RULES AND REGULATIONS & CC&R VIOLATION AND ENFORCEMENT POLICY

I, Dean Collins, Secretary of the Queensland Manor Homeowners' Association, Inc., hereby attest that the foregoing Addendum to the Rules and Regulations & CC&R Violation Enforcement Policy was voted upon and approved by a majority of the Board of Directors at a duly noticed and held meeting on the 24 day of October 2024.

By: 

Secretary

Dean Collins

[write name]