

**Queen Creek Ranchettes II Homeowners Association  
Deed Violation Enforcement and Fee Schedule  
CC&R and Design Guideline Violations  
Effective July 1, 2013  
Revised July 16, 2016 (added Page 2)**

**Notices, Fines and Correction Periods for Violations - Are Within A Six (6) Month Period from the date of first notice.**

<b>FIRST NOTICE / FRIENDLY REMINDER</b>	A letter stating the violation and the number of days to correct shall be sent to the property owner(s). A period of fourteen (14) days shall be provided to correct the violation on all first occurrences.
<b>SECOND NOTICE OR SECOND CONSECUTIVE NOTICE</b>	A letter will be sent to the property stating your failure to correct the violation within 14 days from the date of the letter will result in Third Notice being sent with a \$50 monetary penalty. You may request a hearing, with the Board of Directors to resolve this matter. If you would like a hearing please submit a written request within ten (10) days from the date of this letter.
<b>THIRD NOTICE OR THIRD CONSECUTIVE NOTICE</b>	A letter will be sent to the property stating you have been assessed a monetary penalty in the amount of \$50. If the violation is not correct within fourteen (14) days from the date of this letter, it will result in a Fourth Notice and you will be monetarily penalized an additional \$100
<b>FOURTH NOTICE OR FOURTH CONSECUTIVE NOTICE</b>	A letter will be sent to the property stating, this is the FOURTH NOTICE of violation and the account has been assessed an additional monetary penalty in the amount of \$100. Legal action may be taken and associated recovery fees may apply after the fourth notice. If the violation is not correct within fourteen (14) days from the date of this letter, you will be monetarily penalized an additional \$100.
<b>EACH SUBSEQUENT NOTICE</b>	Your account has been assessed an additional monetary penalty in the amount of \$100. Legal action or self-help may be taken and associated recovery fees may apply after the fourth notice.

All violations and fines may be appealed by submitting a written request within 10 days of the date of the letter to request a hearing with the Board of Directors to resolve the matter. The written request should be mailed to the attention of the Association: Queen Creek Ranchettes HOA Phase II P.O. Box 866 Queen Creek, AZ 85142 or via email to [qcr2hoa@gmail.com](mailto:qcr2hoa@gmail.com).

## SCHEDULE OF MONETARY PENALTIES

Violation	CC&R Articles(s)	Initial Penalty	Additional Penalties
Trash Containers / Signs / Holiday Decorations	3.7 & 3.14	\$50.00	\$100.00
Vehicle Parking	3.17.2	\$50.00	\$100.00
Recreational Vehicles	3.16	\$50.00	\$100.00
Vehicle Repair	3.16 & 3.17.1	\$50.00	\$100.00
Landscape Maintenance	3.34 & 7.2	\$50.00	\$100.00
Architectural Modifications	3.1	\$50.00	\$100.00
Items in View	3.16 & 3.7	\$50.00	\$100.00
Animals	3.12	\$50.00	\$100.00
Nuisances	3.3, 3.12 & 7.4	\$50.00	\$100.00
Misc.		\$50.00	\$100.00