

VILLA MONTEREY IV
RESORT PARK ASSOCIATION INC
HOMEOWNERS ASSOCIATION

7667 E NORTHLAND DRIVE SCOTTSDALE, AZ 85251

480-990-2528

EMAIL INFO@RESORTPARK.ORG

FINES & APPEALS POLICY (NON-ARC VIOLATIONS)

The following Fines & Appeals policy is in effect for Resort Park Association, Inc. Villa Monterey IV for all violations of the Declaration of Restrictions (CC&Rs), Bylaws or Rules & Regulations except for Architectural Control violations (which are subject to a separate fine schedule).

FIRST NOTICE (NO FINE): A courtesy violation shall be mailed to the Owner of record via U.S. Mail. Violation to be remedied (cured) within fifteen (15) days of the date of the notice. During this time, the homeowner has the right to request a special hearing, via written request or by email, to discuss the violation and remedy. Failure to remedy (cure) the violation could result in additional fines and permit the Association to intercede and remedy (cure) the violation at a potential added cost to the homeowner.

SECOND NOTICE (\$50.00 FINE): If the Owner does not respond or cure the violation within fifteen (15) days of the First Notice, a Second Notice requesting compliance within fifteen (15) days of the date of the notice will be sent via U.S. Mail. *A \$50.00 one-time fine will be assessed with the second notice, contingent on an opportunity to be heard.* During this time, the homeowner has the right to request a special hearing, via written request or by email, to discuss the violation and remedy. Failure to remedy (cure) the violation could result in additional fines and permit the Association to intercede and remedy (cure) the violation at a potential added cost to the homeowner.

THIRD NOTICE (\$75.00 FINE): If the Owner does not respond or cure the violation within fifteen (15) days of the Second Notice, a Third Notice requesting compliance within fifteen (15) days of the date of the notice will be sent via U.S. Mail. *A \$75.00 one-time fine will be assessed with the third notice, contingent on an opportunity to be heard.* During this time, the homeowner has the right to request a special hearing, via written request or by email to discuss the violation and remedy. Failure to remedy (cure) the violation could result in additional fines and permit the Association to intercede and remedy (cure) the violation at a potential added cost to the homeowner.

CONTINUING VIOLATION (FINE OF UP TO \$150.00 PER DAY): If the Owner does not respond or cure the violation within fifteen (15) days of the Third Notice, all subsequent correspondence concerning the violation will define what action will be taken and what fines will be assessed to the Owner's account. *The Board has the right to levy a fine up to \$150.00 for each day the violation continues thereafter.* During this time, the homeowner has the right to request a special hearing, via written request or by email, to discuss the violation and potential remedy.

REVISION 2: 04/23/22