

CASAS ADOBES TERRACE



HOMEOWNERS ASSOCIATION

Fine Policy and Schedule

Pursuant to ARS §33-1803 and its 'Violation Policy', Casas Adobes Terrace Homeowners Association through its Board of Directors may impose fines and/or penalties for violations of the Declaration of Covenants, Conditions and Restrictions (CC&Rs); the Architectural and Landscaping Standards and Guidelines; and/or any rules adopted by the Board of Directors as set forth in the procedure below.

Fines, per the schedule below, will not be assessed against an Owner unless notice of the violation and an opportunity to be heard has been provided to the Owner. Correction of the violation in the allotted time will result in the violation being closed without penalty.

Fine Schedule

- For most violations of the Governing Documents, the Board of Directors may impose **an initial fine of \$50.00** against an Owner if the Owner, Resident or Lessee of such Owner's Lot fails to comply with corrective action within the time provided in the notice of violation. **This initial fine will be \$200.00** for proceeding with an Architectural and / or Landscaping project without the required prior initial ACC approval.
- For each day the Owner fails to correct the violation(s) beyond the time provided in the notice of violation, an **additional fine of \$5.00 per day** may also be imposed by the Board of Directors.

The Owner is responsible for providing written notice to the Manager that the violation has been corrected. There may be a delay between the time the Owner mails, faxes, or e-mails the notice of correction to the Management Company and the time that the Management Company actually receives such notice and verifies the correction has been made. The Manager is authorized to stop the accrual of any additional daily fines as of the date of such notice once the Manager has verified that the violation was indeed corrected. If upon verification, the violation is deemed to not have been corrected, the daily fines shall continue to accrue from the Owner's original notice of correction date and continue until actual correction has been achieved and verified.

In addition to imposing fines for violations of the Governing Documents, the Association may also exercise any other legal remedy available. In any such action, the Association will seek a judgment against the Owner for any attorney fees, costs, and expenses incurred in such action pursuant to Article VII of the CC&Rs and Arizona law.

As approved, adopted and made effective by the Casas Adobes Terrace Homeowners Association Board of Directors on September 24, 2013, this replaces all previous versions.