

Campo Verde Homeowners Association

ENFORCEMENT / FINE POLICY

Adopted:

Effective:

Pursuant to A.R.S. § 33-1803, the Board of Directors of the Campo Verde Homeowners Association (“Association”) has adopted the following fine policy:

Notice of Violation	What happens
Courtesy Notice	Written Warning to Owner indicating that a violation of the governing documents exists on the Lot. For continued non-compliance of the same provision of the governing documents for a period of 14-days, or a second occurrence of the same provision violation within a 6-month period there will be a 1 st Fine Notice issued.
1st Fine Notice	Written Fine Notice indicating that a \$25.00 fine will be assessed to your account for continued non-compliance of the provision for a period of 14-days, or a recurrence of the same provision violation within a 6-month period there will be a 2 nd Fine Notice issued and the account may be turned over to the Association’s legal counsel to pursue collection of fines and achieve compliance.
2nd Fine Notice	Written Fine Notice indicating that a \$50.00 fine will be assessed to your account for continued non-compliance of the provision for a period of 14-days, or a recurrence of the same provision violation within a 6-month period there will be Continuing Fine Notice issued, and the account may be turned over to the Association’s legal counsel to pursue collection of fines and achieve compliance.
Continuing Fine Notice	Written Fine Notice indicating that a \$100.00 fine will be assessed to your account for continued non-compliance of the provision and indicating that the file may be turned over to the Association’s legal counsel to pursue any and all legal remedies available to the Association including filing suit against the Owner(s) on behalf of the Association. Fines may continue and/or increase at the discretion of the Board.
Overseeding Notice	A one-time annual fine of \$225.00 will apply if homeowner has not completed overseeding by October 31 st of each year.
House Painting 1st Notice	A Courtesy Notice will be sent requesting that a Form be submitted for approval within 90-180 days. If compliance is not met, a Second Reminder may be sent.
House Painting 2nd Notice	A Second Reminder Notice will be sent. If compliance is not met after 90 days, a Notice of Violation Fine will be sent indicating that a \$225 Fine will be assessed to the account and stating that the owner has 90 days to submit for and to complete painting.
House Painting 3rd Notice Continuing Fine	A Continuing Fine Notice will be sent indicating that a \$225 fine will be assessed to the account. The owner has 30 days to submit for and to complete painting. Fines may continue and/or increase at the discretion of the Board.

Other Enforcement Action:

In addition to or in lieu of the imposition of any monetary penalty for a violation of the Declaration or the Rules, the Board of Directors may proceed at any time after the **1st Offense Courtesy Notice** with any other enforcement action available to the Association under the Declaration or at law or in equity. Enforcement actions available to the Association may be exercised separately or concurrently, and the exercise of one enforcement action shall not constitute an election of remedies or be a waiver of the right of the Association to take any other enforcement action.

Request for Hearing:

All Violation Notice’s with a fine shall indicate that the Owner may request in writing a hearing on the subject of the violation before the Board. In order to be heard, the Association must receive a written request for such a hearing within ten (10) calendar days after the date of the Violation Notice. An Owner’s failure to request a hearing in this manner shall be deemed a waiver and forfeiture of the Owner’s right to a hearing with respect to the Notice of Violation.

The Association will hold each offending Owner responsible for any and all costs associated with attempts to achieve compliance. If you have questions regarding the above policy or the Association’s Governing Documents, please contact the Community Manager at 480-704-2900.