

SUN LAKES HOMEOWNERS ASSOCIATION #1, INC.
RESOLUTION #2018-001
FEBRUARY 6, 2018
SCHEDULE OF MONETARY PENALTIES

This Resolution #2018-001 supersedes and replaces Resolution #2009-002, dated April 20, 2009.

Whereas, the Restated Articles of Incorporation of Sun Lakes Homeowners Association #1, Inc. (“Articles”) at Article II(c)3 and the Amended and Restated Declaration of Covenants, Conditions and Restrictions for the Association (“Declaration”) at Article 11 authorize the Sun Lakes Homeowners Association #1, Inc. (“Association”) to enforce the Declaration, Articles, Bylaws, Association Rules, Architectural Rules, any Resolutions of the Association’s Board of Directors (“Board”) and other Association Community Documents;

Whereas, the Declaration at Article 11, Section 11.1.2 authorizes the Association to enforce the Community Documents in any manner provided for in the Community Documents or by law;

Whereas, Ariz. Rev. Stat. §33-1803 further authorizes the Association to impose monetary penalties (fines) for violations of the Association’s Community Documents; and

Whereas, pursuant to its Enforcement Policy, the Board intends to establish a Schedule of Monetary Penalties and intends that violations regarding unsafe, abusive/harassing or malicious conduct shall be treated more severely than other violations.

Therefore, be it resolved that the Schedule of Monetary Penalties shall be as follows:

| <u>CATEGORY OF VIOLATION**</u> | <u>MONETARY PENALTY***</u> |
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| Prohibited Conduct (unsafe, abusive/harassing or malicious conduct; such conduct includes, but is not limited to, physical abuse as well as abusive/harassing written or verbal communication)* | 1 st Fine: \$200.00 2 nd Fine: \$400.00 3 rd Fine: \$400.00 4 th Fine, etc.: \$400.00 |
| Architectural (unapproved permanent or semi-permanent alteration)* | 1 st Fine: \$200.00 2 nd Fine: \$250.00 3 rd Fine: \$300.00 4 th Fine, etc.: \$350.00 |
| Parking (vehicles parked in violation of Community Documents)* | 1 st Fine: \$50.00 2 nd Fine: \$100.00 3 rd Fine: \$100.00 4 th Fine, etc.: \$100.00 |
| Maintenance (failure to properly maintain Lot, including landscaping)* | 1 st Fine: \$50.00 2 nd Fine: \$100.00 3 rd Fine: \$100.00 4 th Fine, etc.: \$100.00 |

| <u>CATEGORY OF VIOLATION**</u> | <u>MONETARY PENALTY***</u> |
|---|---|
| Use Restrictions & Nuisances (prohibitions regarding rental restrictions, pets, business use, trash/recycling receptacles, non-permanent alterations, noise, inappropriate actions, etc.)* | 1 st Fine: \$50.00 2 nd Fine: \$100.00 3 rd Fine: \$100.00 4 th Fine, etc.: \$100.00 |

*The examples listed in parentheses are not intended to be limiting. In other words, each category of violation may include other violations not listed.

**Some violations may fall into more than one category of violation. The Board shall have the discretion to determine which category best describes the violation at issue.

***Unless otherwise stated in the Notice, the monetary penalty amount to be levied shall be a one-time amount per Notice.

The Board reserves the right to seek other remedies available through the Community Documents or through civil and/or criminal proceedings.

Payment of the monetary penalty does not grant a variance for the violation. All violations must be corrected to come into compliance.

Members may request a Member Citation/Fine Appeal Request form, which outlines the procedures for fine appeals to the Board.

This Schedule of Monetary Penalties may be amended from time to time by the Board.

DATED this 6th day of February 2018.



Jonie Courage
Sun Lakes Homeowners Association #1, Inc., President