

LAKE PARK VILLAS HOA
ARCHITECTURAL FINE POLICY

VIOLATIONS OF ARCHITECTURAL GUIDELINES OR POLICIES In order to provide uniform guidelines for architectural applications for all homeowners, specific requirements are in place. These include that *prior* to any architectural changes being made to properties within Lake Park Villas Homeowners Association, including landscaping changes, replacement of doors/windows, decorative changes, paver's, etc.; an architectural request application **must be processed and approved by the Architectural Review Committee** *prior to completing any modifications.*

FIRST NOTICE OF VIOLATION: In cases of homeowners proceeding with a modification without proper approval from the Architectural Review Committee, the homeowner, will receive a notice of the violation via certified mail, **requesting the homeowner comply with Architectural Application procedures within fourteen (14) calendar days of the noted violation.**

SECOND NOTICE OF VIOLATION: If violation still exists after fourteen (14) calendar days of the noted violation, or an Architectural Review Application is not made, a subsequent notice with a \$100 monetary penalty shall be mailed via certified mail to the homeowner, return receipt requested.

SUBSEQUENT NOTICES OF VIOLATION: For each subsequent violation occurring, a \$500 monetary penalty will be assessed and due immediately with all subsequent notices, plus all fees associated with certified mailings. In the event a homeowner submits an Architectural Review Application and is rejected by the Architectural Review Committee, the homeowner may incur the costs to correct the violation including undoing work previously made.

RIGHT TO APPEAL VIOLATION: Pursuant to Arizona Revised Statutes (ARS) 33-1242(C), in all cases of violations, the homeowner has the right to appeal the monetary penalty to the Board of Directors. The homeowner may provide the Association a written response by sending the response by certified mail within twenty-one (21) calendar days after the date of the notice. The response shall be sent to the address contained in the notice. Within ten (10) business days after receipt of the certified mail containing the response from the homeowner, the Association shall respond to the homeowner with a written explanation regarding the notice or set up an appeal hearing.

Board of Discretion: The Board of Directors has the discretion to determine whether there has been a violation of the Architectural Guidelines, policies, and restrictions contained in the Declaration. Further, the Board has discretion to deviate from the above policy (including legal action) for conduct that is especially egregious or that threatens the health, safety, or welfare of other Owners and residents, in the Board's sole discretion.

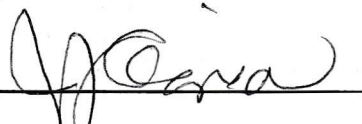
Summary of Notices and Fines for Violation of Architectural Rules:

- Letter 1 – Courtesy notice
- Letter 2 - Sent to Owner - \$100 fine imposed and 14 days to contact Association or cure violation.
- If issue not cured, \$500 fine imposed – re-inspection to occur in an additional 14 days
- If issue not cured (or resubmitted for approval) - \$500 fine imposed with certified notice mailed to Owner.
- \$500 fine may be imposed for each additional inspection where the violation remains uncured.
- All notices may be appealed to the Board of Directors as listed above.
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CERTIFICATION

I HEREBY CERTIFY that I am the President for Lake Park Villas Homeowners Association and that the above Policy was presented to and adopted by the Board of Directors for Association at a meeting duly called and held on the 17 day of, November _____ 2020, at which a quorum of Directors was present and voted, and that such Resolution is duly adopted and is now in full force effect.

Lake Park Villas Homeowners
Association

By: 
Its: President