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Alta Me
Homeowners Association
Town Square
P.O. Box 20472
Mesa, AZ 85277-0472

Amendment to Document # 84 430379

Association rules From June 1993 to September 1994

It has been resolved by the Board of Directors of the Alta Mesa Unit 11-Town Square Home Owners Association to adopt the following Association rules:

- Increase Home Owners Association dues to \$30 per month.
- If anyone wishes to have a garage sale, they must receive written permission from the Architectural Committee of Town Square prior to the sale.
- Post "No on-street parking" signs at both entrance ways to Town Square and enforce the messages on all signs that are posted. Parking is not allowed on the street; and violators will be towed.
- If Association dues are not received by the 15th of the month that they are due, a Late Notice will be mailed to that address stating that they are late in paying their dues and that they are being assessed \$10 for being late and that if the Association does not receive said dues and assessment by the last day of the month of which notice was mailed, that a Late Letter will be mailed to them and will be an additional \$15 assessment. Then, if the dues and assessments are not paid, a certified letter of Intent to Lien will be mailed to the homeowner, which will be another \$15. After that — if necessary — a lien will be filed, which will cost the home owner another \$43.
- All violators of the by-laws and CC&R's will be notified by mail through the Town Square Board secretary stating the violation and what action should take place to correct said violation and that if the violation is not corrected in a certain length of time determined by the Architectural Committee, then the violator or violators will be requested by certified letter to appear before the Board of Directors for a hearing on the subject and action on the matter by the Board of Directors.
- A written notice of a hearing by the Board must be received by the violator at least 15 days prior to the hearing and the letter to the violator must be sent by certified mail to give the Board proof when the letter was received.
- The Architectural Committee of Town Square has the responsibility to notify the Board secretary of violations and the Board secretary will be the person to notify the violator of said violation and will identify the violation by referring to the section and paragraph of the by-laws or CC&R's.
- A \$35 charge will be charged to all home owners who issue a bad check to the Association.
- An assessment up to \$300 may be imposed on any home owner who at an Association meeting does not conduct himself or herself properly when requested to do so by the chairperson when that person is out of order.
- In the absence of the Board president, the Board secretary and Board treasurer will sign checks. In the absence of the Board treasurer, the Board president and Board secretary will sign checks. When the Board president and Board treasurer are both available, they will sign the checks.
- When closing on a home, the seller must be current with all dues and assessments and the buyer must pay six months Association fees in advance plus a \$35 transfer fee to the title company for collection and payment to our Association.
- A \$5 service charge is required to be paid to our Association by the home owner when the home owner submits an improvement request to the Architectural Committee of Town Square for his or her property.
- The washing of any vehicle on our streets or sidewalk is prohibited. The soap and water cuts a furrow out between the asphalt and the concrete curb, deteriorating the private streets.
- Violators of Town Square's CC&R's, by-laws and association rules may be fined \$50 if the violation is not taken care of within 15 days after a letter is sent out notifying them of the violation, plus a \$10 additional fine each day thereafter that they are in violation and all legal and mailing costs and collection fees incurred until the violation is taken care of.

— Document approved Sept. 6, 1994 by the Town Square homeowners board of directors



JOHN BILSTEN
President

State of Arizona
County of Maricopa

Subscribed and Sworn before
me this 14th day of September 19 94
by John Bilsten

Notary Public

