

STRAWBERRY HILL VILLAGE AND RACQUET CLUB IMPROVEMENT ASSOCIATION

RULES AND REGULATIONS CC&R VIOLATION AND ENFORCEMENT POLICY

Strawberry Hill Village and Racquet Club Improvement Association has established the following Enforcement Policy for Covenants, Conditions and Restrictions (CC&R's) violations enforcement, and any applicable monetary penalties for continuing violations. This Policy will be deemed part of the Association Rules and is subject to amendment or modification at any time by majority vote of the Board. This Enforcement Policy for non-monetary violations is adopted in accordance with Arizona Law and the provisions of the CC&R's and Project Documents, as currently in force and effect.

General Violations

First Notice

A first notice will be sent to the owner of the property outlining the violation. In the event that the owner of the property is identified as an absentee owner, a copy of the notice may also be sent to the tenant at the property address. The owner will be given fourteen (14) calendar days to bring the violation into compliance. The first notice shall include a warning that if the violation is not cured within fourteen (14) calendar days, a fee of seventy-one (71) dollars shall be assessed, which is comprised of an additional monetary penalty of fifty (50) dollars plus a certified mailing fee of fifteen (15) dollars and a six (6) dollar letter fee. This letter shall also state that the owner may petition the Department of Real Estate pursuant to ARS 32-2199.01.

Second Notice and Assessment of Initial Monetary Penalty

A second notice will be sent if the owner has not complied with the first notice, or if the violation has returned or has been repeated. The second notice will inform the owner that a fee has been assessed in the amount of seventy-one (71) dollars shall be assessed, which is comprised of an additional monetary penalty of fifty (50) dollars plus a certified mailing fee of fifteen (15) dollars and a six (6) dollar letter fee. The second notice shall also include a warning that if the violation is not cured within fourteen (14) calendar days, a fee of one hundred twenty-one (121) dollars shall be assessed, which is comprised of an additional monetary penalty of one hundred (100) dollars plus a certified mailing fee of fifteen (15) dollars and a six (6) dollar letter fee.

Third Notice and Assessment of Additional Monetary Penalty

A third notice will be sent if the owner has not complied with the first and second notices, or if the violation has returned or has been repeated. The third notice will inform the owner that a fee has been assessed in the amount one hundred twenty-one (121) dollars shall be assessed, which is comprised of an additional monetary penalty of one hundred (100) dollars plus a certified mailing fee of fifteen (15) dollars and a six (6) dollar letter fee. The third notice shall also include a warning that if the violation is not cured within fourteen (14) calendar days, upon each subsequent inspection where it is found that the violation is still not cured, a fee of one hundred seventy-one (171) dollars shall be assessed, which is comprised of an additional monetary penalty of one hundred fifty (150) dollars plus a certified mailing fee of fifteen (15) dollars and a six (6) dollar letter fee.

Additional Monetary Penalty

After the imposition of the initial monetary penalty and the additional monetary penalty, another monetary penalty, in the amount of one hundred seventy-one (171) dollars, which is comprised of another additional monetary penalty of one hundred fifty (150) dollars plus a certified mailing fee of fifteen (15) dollars and a six (6) dollar letter fee, may be assessed upon subsequent inspections if the owner has not corrected or removed the violation, or if the violation is repeated or has returned. Inspections will be conducted to coincide with the terms of the notices.

Architectural Violations

First Notice

A first notice will be sent to the owner of the property outlining the violation. In the event that the owner of the property is identified as an absentee owner, a copy of the notice may also be sent to the tenant at the property address. The owner will be given fourteen (14) calendar days to bring the violation into compliance. The first notice shall include a warning that if the violation is not cured within fourteen (14) calendar days, a fee of one hundred forty six (146) dollars shall be assessed, which is comprised of a monetary penalty of one hundred twenty five (125) dollars plus a certified mailing fee of fifteen (15) dollars and a six (6) dollar letter fee. This letter shall also state that the owner may petition the Department of Real Estate pursuant to ARS 32-2199.01.

Second Notice and Assessment of Initial Monetary Penalty

A second notice will be sent if the owner has not complied with the first notice, or if the violation has returned or has been repeated. The second notice will inform the owner that a fee has been assessed in the amount of one hundred forty six (146) dollars, which is comprised of an additional monetary penalty of one hundred twenty five (125) dollars plus a certified mailing fee of fifteen (15) dollars and a six (6) dollar letter fee. The second notice shall also include a warning that if the violation is not cured within fourteen (14) calendar days, a fee one hundred ninety-six (196) dollars shall be assessed, which is comprised of an additional monetary penalty of one hundred seventy five (175) dollars plus a certified mailing fee of fifteen (15) dollars and a six (6) dollar letter fee.

Third Notice and Assessment of Additional Monetary Penalty

A third notice will be sent if the owner has not complied with the first and second notices, or if the violation has returned or has been repeated. The third notice will inform the owner that a fee has been assessed in the amount of one hundred seventy five (175) dollars plus a certified mailing fee of fifteen (15) dollars and a six (6) dollar letter fee. The third notice shall also include a warning that if the violation is not cured within fourteen (14) calendar days, upon each subsequent inspection where it is found that the violation is still not cured, a fee of two hundred seventy-one (271) dollars shall be assessed, which is comprised of an additional monetary penalty of two hundred fifty (150) dollars plus a certified mailing fee of fifteen (15) dollars and a six (6) dollar letter fee.

Certified Mailing Fee

In addition to the monetary penalties there will be a fifteen (15) dollar certified mailing fee assessed per violation.

Letter Fee

All letter fees shall be the responsibility of the homeowner.

Enforcement Period

Should a period of time of at least one hundred eighty (180) calendar days lapse between violation letters of the same offense, the next letter will be a first notice again.

Exception to Notice Procedure

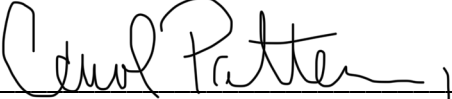
Violations posing a threat to the health, safety, and welfare of the community as a whole or any one or more other owners may require immediate action and thus create exceptions to the foregoing notice provisions. Examples of health, safety, and welfare violations include, but are not limited to, the following: accumulation of trash and/or other materials that may attract pests; threat of flood or fire damage to neighboring properties; an escaped pet; or a collapsed structure or tree blocking the road or drivers' lines of vision.

Right of Self-Help

The Association has the right (but not the obligation) to enter the owner's property and to provide all maintenance and repairs that are necessary to remove the violation. Entry by the Association and any of its agents is not an actionable trespass. The Association may assess the Owner for the costs of all maintenance and repairs performed by the Association.

Opportunity to be Heard

The Association recognizes each owner's right to explain the reasons why there is a violation of the CC&R's or the other Project Documents, particularly if the violation results in an assessment. Before any fee is assessed, an owner has the opportunity to request a hearing before the Board of Directors. The owner must provide a written request for a hearing within thirty (30) days after delivery of the first notice. If the hearing is scheduled, and attended, the owner is bound by the decision of a majority of the Board.

 PRESIDENT
For Strawberry Hill Village and Racquet Club Improvement Association

2/27/2025
Date