ANATOLIAN COUNTRY ESTATES HOA
RESOLUTION TO ESTABLISH ENFORCEMENT AND FINE POLICY

The Anatolian Country Estates HOA, an Arizona nonprofit corporation (the "**Association**"), does hereby adopt the following resolution this 1st day of October, 2026, which will become effective upon signature ("the "**Effective Date**").

WHEREAS, the Association and its members are governed by a Declaration of Covenants, Conditions, and Restrictions for Anatolian Country Estates recorded at Document No. 20060052173 in the Maricopa County Recorder's Office as may be amended (the "Declaration"), and the Association's Bylaws, Articles of Incorporation, and Rules and Regulations (collectively and together with the Declaration, the "**Project Documents**"); and

WHEREAS, pursuant to Article 9, Section 9.1 of the Declaration and A.R.S. §§ 33-1803, and 10-3302, the Association has the power to enforce the provisions of the Declaration by any means available at law or in equity, including, without limitation, the imposition of fines, the expenditure of Association funds, the employment of legal counsel, and the commencement and prosecution of legal proceedings; and

WHEREAS, the Board recognizes the need to adopt a policy with respect to enforcing violations of the Project Documents.

BE IT THEREFORE RESOLVED, that the violation enforcement policy and fine schedule (the "**Policy**") attached hereto as Exhibit A is hereby adopted and in effect as of the Effective Date, and replaces any and all previously approved violation enforcement policies and fine schedules; and be it further

RESOLVED, that the Board reserves to itself the right to deviate from the Policy in certain cases, as the Board determines in its discretion to be appropriate.

IN WITNESS WHEREOF, the undersigned officer of the Association certifies that, by action of a majority of the Board, the above resolutions were adopted on the date of the meeting noted above.

Bobby Jackson

President

10 / 02 / 2026

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EXHIBIT A

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ANATOLIAN COUNTRY ESTATES HOA
ENFORCEMENT AND FINE POLICY
(Effective Date: October 1st, 2026)

The following **Enforcement and Fine Policy** shall apply for violations of the Declaration of Covenants, Conditions, and Restrictions for Anatolian Country Estates recorded at Document No. 20060052173 in the Maricopa County Recorder's Office as may be amended (the "Declaration"), and the Association's Bylaws, Articles of Incorporation, and Rules and Regulations (collectively and together with the Declaration, the "**Project Documents**");

COURTESY NOTICE: Upon reasonable belief that a violation exists or has occurred, a Courtesy Notice of Violation ("**Courtesy Notice**") will be mailed to the Owner notifying the Owner of the violation and requesting compliance within fourteen (14) days (or such other timeframe stated in the courtesy letter) of the date of the Courtesy Notice. The Courtesy Notice will notify the Owner that if the violation is not cured as requested by the Courtesy Notice and the Association issues a First Notice (defined below), the Owner will be subject to a fine in connection with the First Notice in accordance with the Fine Schedule.

FIRST NOTICE: Upon reasonable belief that a violation exists or has occurred, a First Notice of Violation ("**First Notice**") will be mailed to the Owner notifying the Owner of the violation and requesting compliance within fourteen (14) days (or such other timeframe stated in the letter) of the date of the First Notice. A First Notice will notify the Owner that if the violation is not cured as requested by the First Notice and the Association issues a Second Notice (defined below), the Owner will be subject to a fine in connection with the Second Notice in accordance with the Fine Schedule.

SECOND NOTICE: If the Owner does not cure the violation as requested by the First Notice, a Second Notice of Fine ("**Second Notice**") will be mailed to the Owner requesting compliance within fourteen (14) days (or such other timeframe stated in the letter) and a fine will be assessed in accordance with the Fine Schedule to the Owner's account after providing both notice and opportunity to be heard. The Second Notice will notify the Owner that if the violation is not cured as requested by the Second Notice and the Association issues a Third Notice (defined below), the Owner will be subject to escalated fines in connection with a Third Notice in accordance with the Fine Schedule.

THIRD NOTICE: If the Owner does not cure the violation as requested by the Second Notice, a Third Notice of Fine ("**Third Notice**") will be mailed to the Owner requesting compliance within fourteen (14) days (or such other timeframe stated in the prior letter)

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and a fine will be assessed in accordance with the Fine Schedule to the Owner's account. The Third Notice will notify the Owner that if the violation is not cured as requested by the Third Notice the Association will assess continuing fines in accordance with the Fine Schedule to the Owner's account until the violation is cured. The Third Notice may also state that the Owner may be referred to the Association's legal counsel for further action if the Owner does not cure the violation as requested by the Third Notice.

FOURTH NOTICE: If the Owner does not cure the violation as requested by the Third Notice, a Fourth Notice of Fine ("**Fourth Notice**") will be mailed to the Owner requesting compliance within fourteen (14) days (or such other timeframe stated in the prior letter) and a fine will be assessed in accordance with the Fine Schedule to the Owner's account. The Fourth Notice will notify the Owner that if the violation is not cured as requested by the Fourth Notice the Association will assess continuing fines in accordance with the Fine Schedule to the Owner's account until the violation is cured. The Fourth Notice may also state that the Owner may be referred to the Association's legal counsel for further action if the Owner does not cure the violation as requested by the Fourth Notice.

CONTINUING FINES: If the violation continues without resolution after the Fourth Notice, **continuing fines** will be assessed in accordance with the Fine Schedules for different violations to the Owner's account **every day** and for each violation inspection until the violation is resolved (or such other timeframe as set forth in the letter). In addition, the Board shall have the right, but not the obligation, to take legal action.

FINES: Some violations may fall into more than one Fine Schedule and category of violation. The Board shall have the discretion to determine which Fine Schedule best describes the violation at issue. The initial fine for a violation shall not be assessed to the Owner's account without first providing the Owner with both notice and opportunity to be heard. Failure to pay any fine may subject the Owner to the same potential penalties and enforcement as failure to pay any assessments under the Declaration. Any fines assessed are due immediately.

CHRONIC VIOLATIONS: If an Owner receives more than three violations in a twelve month time period where a violation penalty is assessed (this does not apply to courtesy notices) the violation penalties levied in accordance with the violation schedule shall increase by fifty percent for each violation penalty levied, plus a thirty day gate/amenity suspension on the third violation (in accordance with the Association's Suspension Policy).

SUPPLEMENTAL FINE POLICIES: The Board may adopt additional supplemental fine policies to address specific violations other than the specific schedules set forth in this Enforcement Policy. If a supplemental fine policy is not adopted, the schedules in this Policy shall control. Supplemental fine policies are incorporated herein through specific charts and may also be adopted through additional addenda.

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SELF HELP: In addition to all available remedies available to the Association, if a Lot is not being maintained according to the terms of the Declaration, or otherwise creates a nuisance or substantially detracts from the appearance or quality of the other Lots in the Association, the Association may elect to engage in self-help at any time In accordance with Article 7, Section 7.5 of the Declaration. Pursuant to the Declaration, the Board may make a finding to such effect, specifying the particular condition or conditions which exist, and pursuant thereto give notice thereof to the offending Owner that unless corrective action is taken within fourteen (14) days, the Board may cause such action to be taken at said Owner's cost. If at the expiration of said fourteen-day period of time the requisite corrective action has not been taken, the Board shall be authorized and empowered to cause such action to be taken and the cost thereof shall be paid by such Owner to the Association

INJUNCTIVE RELIEF: If an Owner does not cure a violation upon demand made by the Association, the Board may request the Association's legal counsel to file an action seeking injunctive relief against the Owner to cure the violation. However, this Violation Enforcement Policy shall not limit the Board's right to seek immediate injunctive relief at any time regardless of the presence or absence of notices or fines hereunder, for any violation that the Board determines in its sole and absolute discretion. The Owner shall be liable to the Association for all attorneys' fees and costs incurred by the Association in connection with seeking such relief pursuant to the Project Documents, and A.R.S. §§ 12-341 and 12-341.01.

BOARD DISCRETION: The Board generally intends to levy monetary penalties relating to a Notice of Violation (not the initial courtesy notice) according to the penalty chart included as part of this policy. However, the Board reserves the right to levy a monetary penalty in a different amount at any time, after notice and an opportunity to be heard, including daily, weekly, or monthly penalties for recurring offenses, as determined in its discretion based on the nature of the offense, the number of violations, and any other relevant factors as determined by the Board of Directors. Furthermore, with respect to subsequent Notice of Violation beyond those listed on the penalty chart, the Board shall determine the amount of the monetary penalty at its discretion by considering the same factors noted above. The amount of any monetary penalty established by the Board of Directors shall range from a minimum of $25.00 to a maximum of $2,500.00 for one-time penalties; daily, weekly, or monthly penalties for recurring violations may be levied in amounts set by the Board. The Board also reserves the right to suspend the monetary penalties for certain ongoing violations to give the Owner(s) a reasonable time period, as determined in the sole discretion of the Board, to address them. However, if the Owner(s) fail to do so within the prescribed time period, then the Board may impose all the monetary penalties that accrued retroactively from the date of the original Notice of Violation. The Board reserves the right to exercise any means allowable by Arizona law to collect the monetary penalties imposed. The Board may levy this fine despite any past violation history or lack thereof. Additionally, the Board may refer a matter to legal counsel at any time.

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COMMON AREA SUSPENSION: In addition to the remedies set forth in this Enforcement Policy, the Association may suspend an Owner (and the Owner's guests and/or tenants) from using the Common Areas in accordance with the Association's Common Area Suspension Policy.

FINE SCHEDULE

GENERAL FINE SCHEDULE

THE FOLLOWING FINES SHALL APPLY TO VIOLATIONS UNLESS THERE IS A SPECIFIC SCHEDULE FOR CERTAIN VIOLATIONS OR UNLESS THE BOARD IN ITS DISCRETION LEVIES A DIFFERENT AMOUNT.

Courtesy Notice	No fine
First Notice	$25.00
Second Notice	$50.00
Third Notice	$75.00
Continuing Violation	$100.00 every for every day the violation is present, or as otherwise determined by Board

TRASH AND RECYCLING CAN VIOLATION SCHEDULE

Courtesy Notice	No fine (72 hour cure period)
First Notice	$50.00
Second Notice	$100.00
Third Notice	$150.00
Continuing Violation	$150.00 for every inspection where the violation is present, with a $10 fine accruing daily

VEHICLE VIOLATION SCHEDULE FOR THE FOLLOWING VIOLATIONS: (1) PARKING ON GRANITE OR LANDSCAPED AREAS; (2) RVS, TRAILERS, BOATS, OR CAMPERS STORED ON A LOT IN PUBLIC VIEW; AND (3) COMMERCIAL VEHICLES PARKED IN PUBLIC VIEW EXCEPT DURING ACTIVE SERVICE CALLS

Courtesy Notice	No fine (72 hour cure period)

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First Notice	$150.00
Second Notice	$250.00
Third Notice	$400.00
Continuing Violation	$400.00 for every inspection where the violation is present, with a $25 fine accruing daily

LANDSCAPING VIOLATIONS FOR OVERGROWN AND INCOMPLETE LANDSCAPING

Courtesy Notice	No fine (7 day cure period)
First Notice	$200.00
Second Notice	$350.00
Third Notice	$400.00
Continuing Violation	$500.00 for every inspection where the violation is present, with a $25 fine accruing daily

ARCHITECTURAL VIOLATIONS FOR UNAPPROVED AND NON-COMPLIANT STRUCTURES, IMPROVEMENTS, ETC.

Courtesy Notice	No fine (Immediate cease and desist for construction, with written correction plan to be submitted in
First Notice	$750.00
Second Notice	$1,000.00
Third Notice	$1,500.00
Continuing Violation	$1,500.00 for every inspection where the violation is present, with a $50 fine accruing daily

CHRONIC VIOLATIONS*: If an Owner receives more than three violations in a twelve month time period where a violation penalty is assessed (this does not apply to courtesy notices) the violation penalties levied in accordance with the violation schedule shall increase by fifty percent for each violation penalty levied, plus a thirty day gate/amenity suspension on the third violation (in accordance with the Association's Suspension Policy).*

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The fines set forth herein have been determined by the Board as damages sustained by the Association and as necessary to compensate the Association for the administrative burden of addressing the violation and the adverse impact of the violation on the building, as well as warranted to minimize further damage to the Association from continued noncompliance.

Notwithstanding the foregoing procedures, the Board of Directors reserves the right to deviate from the fine amounts and procedures set forth herein and reserves the right to seek Injunctive Relief at any time regardless of the presence or absence of notices hereunder, for any violation that the Board of Directors determines in its sole and absolute discretion constitutes a material danger to persons or property or requires immediate action for any other substantial reason. Moreover, the Board may, at any time during the enforcement process, in its sole and absolute discretion, with or without the notices contemplated herein, refer the violation to legal counsel for action, or pursue any other legal or equitable remedy that may be available to the Association.

APPEAL PROCESS

Any Owner who receives a violation notice with a fine has the right to request a hearing before the Board (or appropriate Association committee designated by the Board) regarding the matter before that fine is first assessed (the Owner does not have a right to appeal for subsequent fines for the same violation). The request for the hearing must be in writing and submitted to the Association at the address specified in the violation notice and must be actually received by the Association by the deadline set forth in the violation notice.

1. If the Owner does not contact the Association to request a hearing in the time frame prescribed by the violation notice, the Owner will have waived the right to be heard.

2. If the Owner requests a hearing in the time frame prescribed by the violation notice, the Association will schedule the hearing to be held during an executive session Board meeting. The Association will provide (by electronic or regular mail) the Owner notice of the date, time and format of the hearing (in-person or online (e.g., Zoom)).

3. If the Owner requests a hearing, further enforcement action, including the assessment of additional fines, will be held in abeyance until after the hearing.

4. If the Owner does not attend the hearing, the Board will only consider any written materials or information, if any, the Owner submitted in connection with the Owner's request for a hearing, along with any information known to the Board and/or presented by the Association's management team.

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5. For purposes of the hearing, the Owner has the right to produce statements, evidence and witnesses on the Owner's behalf and to be represented at the hearing by an attorney. If the Owner opts to be represented at the hearing by an attorney, the Owner must advise the Association that an attorney will be present not less than seventy two hours (72) before the hearing is set to occur.

6. The hearing shall be conducted in a closed/executive session unless the Owner specifically requests, in writing, for the hearing to occur in an open forum. Such a request must be included in the Owner's initial request for the hearing.

7. The Owner who is appealing will be asked to state their position and present any applicable documentation and/or statements from persons who witnessed the alleged violation.

8. Upon completion of the hearing, the matter will be discussed by the Board. Written notice of the Association's decision will be delivered to the Owner via regular or electronic mail after the conclusion of the hearing, unless otherwise determined by the Association.

Bobby Jackson 10 / 02 / 2026

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