

DEVONSHIRE SQUARE CONDOMINIUM ASSOCIATION
VISION COMMUNITY MANAGEMENT
16625 S Desert Foothills Pkwy
PHOENIX, AZ 85048

ADOPTED FINE SCHEDULE

The following Fine Policy has been adopted by the Board of Directors of the Devonshire Square Condominiums on Wednesday, December 2, 2009. The fine system shall be implemented on February 1, 2010 for the Association regarding non-compliance with the CC&Rs and other governing documents.

Right to Appeal Notice of Violation

Homeowners have the right to appeal a Notice of Violation. The appeal must be in writing and submitted to the above address within fourteen (14) days of the date of the notice of Violation. Vision Community Management will forward the appeal to the Board of Directors. In the event that a timely request for a hearing is received, the fine(s) will be held in abeyance pending the hearing, although lack of success at the hearing will result in all interim fines becoming due and payable. Appeal shall include all pertinent backup information to support the evidence of the extenuating circumstance. The homeowner will receive a written response to the appeal. All decisions of the Board are final and may not be further appealed. Any appeals, which do not meet the above requirements, shall not be heard by the Board and shall be considered DENIED.

Violation Letter #1

Notice of Violation is sent to the homeowner with a fourteen (14) calendar day notice of compliance. Homeowner is responsible for correcting all violations. This will serve as an initial violation notice and the format will show that if it is not corrected within the fourteen (14) day period, a second notice will contain a \$25 dollar fine.

Violation Letter #2

Notice of Violation is sent by certified mail to homeowner. The \$25 dollar fine indicated in Violation letter #1 is levied with this notice. The homeowner has an additional seven (7) calendar days to correct the violation. The format will show that if the violation is not corrected within this seven (7) day period, a third notice will contain a \$50 fine.

Violation Letter #3

Notice of Violation is sent by certified mail to homeowner. The \$50 dollar fine indicated in violation letter #2 is levied with this notice. The homeowner has an addition seven (7) days to correct the violation. The format will show that if the violation is not corrected within this seven (7) day period, a fourth notice will contain a \$75 fine.

Violation Letter #4

Notice of Violation is sent by certified mail to homeowner. The \$75 dollar fine indicated in violation letter #3 is levied with this notice. The homeowner has an addition seven (7) days to correct the violation. The format will show that if the violation is not corrected within this seven (7) day period, a fine of \$25 will be levied for each day the violation has not been corrected.

Failure to Maintain

Section 5.4 of the CC&Rs states that "if a Unit Owner fails to maintain in good condition and repair his Unit or any Limited Common Element which he is obligated to maintain under this Declaration and the required maintenance, repair or replacement is not performed within fifteen (15) days after written notice has been given to the Unit Owner by the Association, the Association shall have the right, but not the obligation, to perform the required maintenance, repair or replacement. The cost of any such maintenance, repair or replacement shall be assessed against the nonperforming Unit Owner pursuant to Subsection 7.2.4 of this Declaration.

Should a period of time of at least ninety (90) days lapse between violation letters of the same offense, the next letter will be a First Notice again.