

**LAS COLINAS MORADAS HOMEOWNER'S ASSOCIATION  
ENFORCEMENT POLICY  
Effective February 12, 2019**

The following Enforcement Policy shall be followed for the Las Colinas Moradas Homeowner's Association:

**FIRST NOTICE:** An initial written notice of the violation shall be mailed via regular mail to the homeowner requesting compliance within a specified time frame. If the violation is not corrected within that time frame a **\$100.00 FINE** will be assessed no sooner than twenty-one (21) days from the date of the letter.

**SECOND NOTICE:** If the violation still exists, a second written notice requesting compliance within a specified time frame shall be mailed via regular mail to the homeowner. If the violation is not corrected within that time frame a **\$200.00 FINE** will be assessed no sooner than twenty-one (21) days from the date of the letter.

**CONTINUING VIOLATIONS:** If the violation continues without resolution after the second notice, a **\$300.00 FINE** may be assessed every twenty-one (21) days until the violation is resolved. In addition, the Board shall have the right to remedy the violation and/or take legal action at any point, the cost of which shall be billed to the homeowner and collected as allowed by Arizona Revised Statutes. FURTHER, if the violation continues without resolution after the second notice, a "self help" notice may be sent giving the owner a final twenty-one (21) days to correct the violation. If said owner fails to correct the violation within the said time frame, the Association may enter the property in accordance with Section 10.3 of the Covenants, Conditions, & Restrictions and bring the property back into compliance. The cost thereof shall be added to and become a part of the Assessment to which the offending Owner and the Owner's Lot is subject and shall be secured by the Assessment Lien as a remedial Assessment.

After a violation has been satisfactorily corrected, any new occurrence of the same type of violation within three (3) months of the last known occurrence shall be treated as a continuation of the original violation with fines assessed accordingly. A new occurrence of the same type violation more than three (3) months from the last known occurrence shall be treated as a new violation.

Adopted by the Board of Directors of Las Colinas Moradas Homeowners Association at a duly called meeting on the 12<sup>th</sup> day of February 2019.

**THE ENFORCEMENT POLICY IS APPROVED**

  
Signature \_\_\_\_\_ Date 2/12/19

  
Signature \_\_\_\_\_ Date 2-12-19