

PALM VALLEY PHASE V COMMUNITY ASSOCIATION
FINE POLICY

The following Fine Policy shall be followed:

FIRST NOTICE: An initial notice of the violation shall be mailed via regular mail to the homeowner requesting compliance within a specified time frame with a notice that if the violation is not corrected a fine in the amount of **\$200.00** no sooner than twenty one (21) days from the date of the letter.

SECOND NOTICE: If the violation still exists, a second 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 **\$400.00 FINE** will be assessed no sooner than twenty one (21) days from the date of the letter.

THIRD NOTICE: If the violation still exists, a third 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 **\$400.00 FINE** will be assessed no sooner than twenty one (21) days from the date of the letter.

FOURTH NOTICE: If the violation still exists, a fourth 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 **\$400.00 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 fourth notice, a **\$400.00 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, the cost of which shall be billed to the homeowner and collected as allowed by Arizona Revised Statutes. A violation that is corrected and re-occurs within 60 days of the last know occurrence shall be treated as a continuation of the original violation with fines assessed accordingly.

*Per the CC&Rs, Article IV, Section 19 any person who removes (or causes to be removed) a block or any other material, places (or causes to be placed) a gate or other opening in any perimeter wall or fencing, or any Party Wall, between a Lot and adjacent Common Area or other open space or public right of way for any reason or purpose shall pay the Association a fine of \$2,500 in addition to the full cost of restoring the wall or fencing to its original condition.