

SUN AIR ESTATES HOA, UNITS 3 THRU 6

P.O. Box 21, Peoria, AZ, 85380

623-412-9498

hoa@sunairestates.org

SCHEDULE OF FINES

Landscaping Violations:

First offense:	\$ 25.00
Second or Repeat offense (an additional occurrence of same violation within a 12 month period):	Double the previous fine for each repeat violation.
Continuous violations:	
<ul style="list-style-type: none">• The corresponding fine for a first or second (or additional) violation; and• A regular continuous fine of up to \$ 10.00 per day, with a maximum of \$ 500.00	
Days to comply:	10 days

Architectural Control Violations:

First offense:	\$ 50.00
Second or Repeat offense (an additional occurrence of same violation within a 12 month period):	Double the previous fine for each repeat violation.
Continuous violations:	
<ul style="list-style-type: none">• The corresponding fine for a first or second (or additional) violation; and• A regular continuous fine of up to \$ 10.00 per day, with a maximum of \$ 500.00	
Days to comply:	10 days

Violations Resulting in a Threat to a Person or Property:

First offense:	\$ 100.00
Second or Repeat offense (an additional occurrence of same violation within a 12 month period):	Double the previous fine for each repeat violation.
Continuous violations:	
<ul style="list-style-type: none">• The corresponding fine for a first or second (or additional) violation; and• A regular continuous fine of up to \$ 100.00 per day	
Days to comply:	5 days

Other Violations: See listing below.

First offense:	\$ 25.00
Second or Repeat offense (an additional occurrence of same violation within a 12 month period):	Double the previous Fine for each repeat violation.
Continuous violations:	
<ul style="list-style-type: none">• The corresponding fine for a first or second (or additional) violation; and• A regular continuous fine of up to \$ 10.00 per day, with a maximum of \$ 500.00	
Days to comply for the following violations <u>1. Age Verification</u> <u>2. Animals and Pets</u> <u>3. Fences and Wall</u> <u>4. Outdoor Lighting</u> <u>5. Repair and Maintenance -Structure and Residence</u> <u>6. Business or Offensive Activity</u> <u>7. Signs</u> <u>10. Vehicle Parking</u> <u>11. Vehicle Repair</u> <u>12. Trash Containers</u> <u>13. Commercial & Recreational Vehicles</u> This list is not all-inclusive. Additional categories may be added as needed for clarity of violations.	As specified below <u>10 Days</u> <u>10 Days</u> <u>10 Days</u> <u>10 Days</u> <u>45 Days</u> <u>10 Days</u> <u>10 Days</u> <u>10 Days</u> <u>Immediate</u> <u>Immediate</u> <u>Immediate</u> <u>Immediate</u>

Repeat Violations. An example of a repeat violation is where an owner violates a rule by letting his dog off the leash. The board holds a hearing and fines him. The next month the owner's dog is off the leash again. That requires another hearing and another fine. The following month he does it again-a third hearing and another fine. The rules may allow for escalating fines, \$50, \$75, \$100, but each incident requires a notice, a hearing, presentation of evidence, and a written decision.

Continuing Violations. A continuing violation is one that is not cured but continues to exist. For example, If an association limits owners to one dog of no more than 25 pounds (typical for dense condominium developments with elevators) and an owner moves in with a 200-pound Mastiff (scary for people in narrow hallways and tight elevators), the board may impose a daily fine against the owner until such time as the dog is removed from the property. The board holds one hearing and imposes a continuing fine for the continuing violation.