

SAN TAN HEIGHTS COMMUNITY ASSOCIATION

BOARD RESOLUTION

AMENDED GENERAL FINE SCHEDULE

The fines set forth in this Amended Fine Schedule shall be considered to constitute damages sustained by the Association, and are intended to compensate the Association for the administrative burden of addressing the violation and the adverse impact of the violation on the community.

The Board of Directors reserves the right to deviate from the fine amounts set forth herein if, after a hearing on the matter, the Board finds good cause to modify the amount of the fine levied in a particular case. The Board also reserves the right to pursue any and all other remedies set forth in the Declaration at the same time or in lieu of levying the fines set forth in this Amended Fine Schedule.

I. GENERAL FINE SCHEDULE

Typically, the amount of the fines imposed by the Board will be determined based on the following General Fine Schedule. Notwithstanding anything herein to the contrary, the Board retains the discretion to adopt supplemental fine schedules to address specific violations of the Association's governing documents and any such supplemental fine schedules may be set forth as exhibits to this Resolution. If a supplemental violation-specific schedule is not adopted, the General Fine Schedule will apply.

- A. COURTESY NOTICE:** An initial notice of the violation may be mailed to the Owner requesting compliance within a specific timeline, as set forth in the notice - **NO FINE will be levied.**
- B. NOTICE VIOLATION (SECOND NOTICE):** If the violation still exists at the expiration of the time period provided for in the First Notice or if the violation reoccurs within six months, a Second Notice requesting compliance may be mailed to the Owner. The Owner may be notified of (1) the Board's intent to levy a **fine of \$25.00**; and (2) the Owner's right to request a hearing.
- C. NOTICE OF DECISION AND/OR CORRECTIVE ACTION (THIRD NOTICE):** If an Owner requests a hearing within the time specified in the letter, a hearing shall be scheduled with the Board. After the hearing, or if an Owner does not request or attend the hearing, the Board may levy a **fine of \$50.00**, and a Notice of Decision may be mailed to the Owner.
- D. CONTINUING VIOLATIONS:** If the violation continues without resolution after the date of the Notice of Decision and/or Corrective Action, a **fine of \$75.00** may be assessed **every thirty (30) days** until the violation is resolved or every time a violation reoccurs within a six month period.

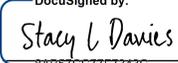
II. SUPPLEMENTAL FINE SCHEDULES

Violation-specific fine schedules, if adopted by the Board, shall be set forth as Exhibits to this Resolution.

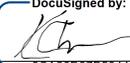
III. ADDITIONAL REMEDIES

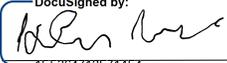
- A. In addition to fines, the Board reserves the right to enforce violations by any other means allowed by the Governing Documents or applicable law.
- B. At any time, the Board or manager may turn over a matter to legal counsel for action, included but not limited to, a suit for injunctive relief.

The Board of Directors adopted the foregoing Resolution on the 16th day of December, 2021.

By: 
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Stacy Davies, President, for the Board of Directors 12.16.2021


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Raul Andaverde, Vice President


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Kevin Christensen, Treasurer


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Helen Medlock, Secretary


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Don Tuscano, Director

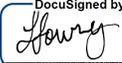

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Linda Lowry, Director

EXHIBIT A

SUPPLEMENTAL FINE SCHEDULE – VIOLATIONS RELATING TO SHORT-TERM RENTALS

The following Supplemental Fine Schedule shall apply to violations relating to short-term rentals.

1. NOTICE OF VIOLATION. An initial notice of the violation may be mailed to the Owner. The Owner may be notified that, due to the violation, the Board will levy **a fine of \$2,500.00** and that the Owner may request a hearing.
2. SECOND NOTICE. Upon a second violation relating to short-term rentals, the Owner may be notified that, due to the violation, the Board will levy **a fine of \$3,500.00.**
3. REOCCURRING VIOLATIONS: For each subsequent violation relating to short-term rentals, the Owner may be notified that, due to the violation, the Board will levy **a fine of \$5,000.00.** In addition, the Board of Directors shall have the right to take legal action.

**SAN TAN HEIGHTS HOMEOWNERS ASSOCIATION
BOARD RESOLUTION REGARDING PARKING ENFORCEMENT**

The Board of Directors of San Tan Heights Homeowners Association (the “Association”), does adopt the following resolution at this meeting of the Board this 16th day of December, 2021.

Parking Enforcement Summary

The Association is contracted with a third-party Patrol Company that performs nightly inspections of the Association. The Patrol Company, in conjunction with San Tan Heights’ Compliance Coordinator, will issue letters, escalate Actions (first notice, second notice, etc.) and administer fines per this adopted policy.

Parking Regulations and Restrictions

- All vehicles associated with a property in San Tan Heights must be registered with the Homeowners Association.
 - Failure to register will be a violation and subject to the San Tan Heights Parking Enforcement Fine policy.
- There will be no parking on any street in the Association without a visitors parking pass being issued through the Homeowners Association website where a link will be provided.

Exceptions:

- Vehicles that qualify under Arizona Revised Statute 33-1809.
- Guest vehicles may be parked on the streets on a temporary, non-recurring basis. However, if guests plan to park overnight, a parking permit must be requested.

Parking Enforcement Violation Fine Policy Structure

Violations of any parking restriction shall be handled pursuant to the following process:

- Courtesy Notice
- 2nd Notice = \$200
- 3rd Notice = \$250
- 4th Notice = \$275
- 5th-9th Notices = \$300 per violation - *File submitted to Association Legal Counsel for further enforcement options
- 10th-14th Notices = \$500 per violation
- The process starts over if an Owner goes any six-month consecutive period without a violation

While the Board of Directors intends to follow this policy, the Board is not obligated to follow this policy. The Board reserves the right to deviate from this policy whenever they deem appropriate.

RESOLVED, that this resolution is hereby adopted, ratified and confirmed as of the 16th day of December, 2021.

DocuSigned by:

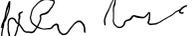
Stacy L. Davies, President 12.16.2021

DocuSigned by:

Raúl Andaverde, VP

DocuSigned by:

Kevin Christensen, Treasurer

DocuSigned by:

Helen Medlock, Secretary

DocuSigned by:

Don Tuscano, Director

DocuSigned by:

Linda Lowry, Director