

SONORAN DESERT WILLOW ESTATES
HOME OWNERS ASSOCIATION

SCHEDULE OF FINES AND PENALTIES

The following Schedule Fines and Penalties is not all-inclusive. Rather, the following Schedule is a guideline to assure consistent administration of the Enforcement Procedures adopted by the Sonoran Desert Willow Estates Home Owners Association Board of Directors. In any case, the Board has the discretion to impose a reasonable fine/penalty, after considering all of the circumstances and facts of a situation.

NO FINES OR PENALTIES MAY BE IMPOSED WITHOUT GIVING AN OWNER PROPER NOTICE AND AN OPPORTUNITY TO BE HEARD.

- **Failing or refusing to submit an application to the Architectural Control Committee for exterior modification, including substantial changes to landscaping:**
Fine: \$10/day from date of Hearing until corrected.
- **Continuous, uninterrupted violations of the Community Documents:**
Fine: \$10/day from date of Hearing until corrected or abated.

This fine category shall apply to the repeat of a violation within three (3) months of the First Violation, when the Owner has corrected the violation before or after a fine is imposed, only to begin the violation again after the violation is deemed to be corrected by the Board. Daily fines may be imposed by the Board, beginning from the date of the first infraction and continuing until the violation is abated. If the Owner was not invited to a Hearing previously, then a Hearing will be held before daily fines are imposed.

- **Sporadic violations of the same restriction or rule:**
Fine: \$50 for each repeat violation within three (3) months from the date of the First Notice, and \$25 for each repeat violation that occurs between three (3) and six (6) months from the date of the First Notice. If the Owner was not invited to a Hearing previously, then a Hearing will be held before daily fines are imposed.

Multiple violations of the same rule, but with a different set of circumstances, require multiple fines. These fines can be concurrent. Example: parking of two vehicles in the front yard would require a separate violation for each vehicle.

Penalties may include the suspension of rights of an Owner (including his/her family, guests, and tenants) to use the Common Areas, suspension of Association Voting Rights as well as reimbursement of other costs incurred in obtaining compliance, as may be deemed appropriate by the Board of Directors.