

**SUNLAND SPRINGS VILLAGE GOLF CONDOMINIUM  
ASSOCIATION  
(DBA SSV FOUR PEAKS GOLF HOA)**

**RULES AND REGULATIONS  
CC&R VIOLATION AND ENFORCEMENT POLICY**

Sunland Springs Village Golf Condominium Association, (DBA SSV Four Peaks Golf HOA) has established the following Enforcement Policy for Covenants, Conditions and Restrictions (CC&R's) violations enforcement, and any applicable monetary penalties for continuing violations. This Policy will be deemed part of the Association Rules and is subject to amendment or modification at any time by majority vote of the Board. This Enforcement Policy for non-monetary violations is adopted in accordance with Arizona Law and the provisions of the CC&R's and Project Documents, as currently in force and effect.

**First Notice**

A first notice with no monetary fee will be sent to the owner of the property outlining the violation. In the event that the owner of the property is identified as an absentee owner, a copy of the notice may also be sent to the tenant at the property address. The first notice shall include a warning that if the violation is not cured within ten (10) days from the day the letter is received, a fee of fifty (\$50) dollars shall be assessed, which is comprised of an initial monetary penalty of thirty-five (\$35) dollars plus a certified mailing fee of fifteen (\$15) dollars. This letter shall also state that the owner may petition the Department of Real Estate pursuant to ARS 32-2199.01.

**Second Notice and Assessment of Initial Monetary Penalty**

A second notice will be sent if the owner has not complied with the first notice, or if the violation has returned or has been repeated within ninety (90) days of the first notice. The second notice will inform the owner that a fee has been assessed in the amount of fifty (\$50) dollars, which is comprised of an initial monetary penalty of thirty-five (\$35) dollars plus a certified mailing fee of fifteen (\$15) dollars. The second notice shall also include a warning that if the violation is not cured by a specific date, a fee of one hundred (\$100) dollars shall be assessed, which is comprised of an additional monetary penalty of eighty-five (\$85) dollars plus a certified mailing fee of fifteen (\$15) dollars.

**Additional Notices and Monetary Penalties**

Additional notices will be sent if the owner has not complied with previous notices, or if the violation has returned or has been repeated within ninety (90) days of the previous notice. Each additional notice will inform the owner that a fee has been assessed in the amount of one-hundred (\$100) dollars, which is comprised of an additional monetary penalty of eighty-five (\$85) dollars plus a certified mailing fee of fifteen (\$15) dollars. Each additional notice shall also include a warning that if the violation is not cured by a specific date, a fee of one hundred (\$100) dollars shall be assessed upon each subsequent inspection where it is found that the violation is still not cured. This assessment is comprised of an additional monetary penalty of eighty-five (\$85) dollars plus a certified mailing fee of fifteen (\$15) dollars.

**Repetition of the Same Violation**

If the violation has been cured but reoccurs more than ninety (90) days from the last notice, the next notice will be a first notice again.

**Exception to Notice Procedure**

Violations posing a threat to the health, safety, and welfare of the community as a whole or any one or more other owners may require immediate action and thus create exceptions to the foregoing notice provisions. Examples of health, safety, and welfare violations include, but are not limited to accumulation of trash and/or other materials that may attract pests or threat of fire damage to neighboring properties.

**Egregious Acts**

In the event an owner, renter, or guest commits an egregious act against the Association, the Board will evaluate the act. If the Board determines the act justifies a penalty, the Board will specify the appropriate monetary penalty to be assessed to the owner.

**Opportunity to be Heard**

The Association recognizes each owner’s right to explain the reasons why there is a violation of the CC&R’s or the other Project Documents, particularly if the violation results in an assessment. Before any fee is assessed, can request a hearing before the Board of Directors. The owner must provide a timely written request for a hearing. If the hearing is scheduled and attended, the owner is bound by the decision of a majority of the Board.

Phil Plator, V.P. and Treasurer

For Sunland Springs Village Golf Condominium Association  
(DBA SSV Four Peaks Golf HOA)

May 13, 2022

Date