

**ACTION BY BOARD OF DIRECTORS OF
WYNSTONE COMMUNITY HOMEOWNERS ASSOCIATION**

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We, the undersigned, constituting a majority of the members of the Board of Directors for Wynstone Community Homeowners Association, do hereby make the following resolution in writing. It is hereby...

RESOLVED: to adopt the following FINE SCHEDULE for any regular violation of the CC&R's, Rules & Regulations and Architectural Guidelines for Wynstone Community Homeowners Association

FIRST NOTICE:

A letter will be sent to the Homeowner of the property outlining the violation. In the event that the Homeowner of the property can be identified as an absentee Homeowner, a copy of the violation letter will also be sent to the tenant at the property address. The Homeowner will be given at least thirty (30) calendar days to bring the violation into compliance.

SECOND NOTICE:

The second letter will again define the violation and notify the Homeowner that in the event the property is not brought into compliance within at least fifteen (15) calendar days, a fine may be assessed to their association account. This fine is collectable just as it is for any other assessment amount. See fine schedule attached to this document. The notification letter will offer an opportunity for a Hearing with the Board of Directors.

THIRD NOTICE:

The third letter notifies the Homeowner that a fine has been assessed against them, and that if the violation continues for an additional time period of at least fifteen (15) calendar days, an additional fine will be assessed. The letter will offer an opportunity for a Hearing with the Board of Directors.

FOURTH NOTICE:

The fourth letter and any subsequent letter notifies the Homeowner that an additional fine has been assessed to their account and could be assessed daily. Continued violations will result in additional fines (which may include the doubling of the fine each month to the maximum of \$3,200), legal action and legal costs assessed against the Homeowner at the discretion of the Board of Directors. The letter will offer an opportunity for a Hearing with the Board of Directors.

HEALTH, SAFETY, AND WELFARE: Immediate action will be required on any violation that affects the health, safety, and welfare of the Association or Association Members.

OPPORTUNITY TO BE HEARD: Grievances (Statement of Defenses) arising from, or an appeal of, any enforcement Action and/or Assessment must be addressed in writing to the Board of Directors of the Association, dated and signed by an Owner, and forwarded to the Association with (15) calendar days of receipt of the formal notice of violation. Upon receipt of a request for a hearing, the Board shall set a date and time to hear the Owner's grievance, and the Board will provide notice to the Owner at least (15) calendar days prior to the date of the hearing. Decisions of the Board are final in all cases.

Adopted: 03-14-05

RESOLVED: The following items shall constitute the APPEALS PROCESS:

- A. Appeals shall be in writing and be received by the Association in care of the address identified. Attention: Community Manager Vision VCMS 3941 E. Chandler Blvd. #106- 117 Phoenix, AZ 85048 or E-mail:office@wearevision.com
- B. Appeal shall be received within fifteen (15) days of the date of the fine notification.
- C. In the event a timely request for a hearing is received, the fine(s) will be held in abeyance pending the hearing, although lack of success at the hearing will result in all interim fines becoming due and payable.
- D. Appeal shall include all pertinent backup information to support the existence of the extenuating circumstance.
- E. All decisions of the Board are final and may not be further appealed.
- F. The fines referenced herein shall be collected in the same fashion as any other assessments pursuant to the operative documents governing the Association and Arizona statutes.
- G. Any appeals, which do not meet the above requirements, shall not be heard by the Board and shall be considered DENIED.

Adopted: 03-14-05

_____	_____	_____	_____
Board Member	Date	Board Member	Date
_____	_____	_____	_____
Board Member	Date	Board Member	Date
_____	_____	_____	_____
Board Member	Date	Board Member	Date

Description	CC&R Code	1 st Non-Compliance	2 nd Non-Compliance	Continued Offenses
CC&Rs				
Home Businesses		Friendly Reminder	Reminder – No Fine	\$25.00
Antennas/Satellite Dish	7.7	Friendly Reminder	Reminder – No Fine	\$25.00
Animals:				
Not on a Leash	7.5	Friendly Reminder	Reminder – No Fine	\$50.00
Animal Defection in Common Areas	7.5	Friendly Reminder	Reminder – No Fine	\$50.00
Barking Dogs	7.5	Friendly Reminder	Reminder – No Fine	\$50.00
Use of Common area to Tie/Chain Animals	7.5	Friendly Reminder	Reminder – No Fine	\$50.00
TRASH CONTAINERS				
Visible Trash Containers	7.6	Friendly Reminder	Reminder – No Fine	\$10.00
COMMON WALLS				
Shared between neighbors	9.2	Friendly Reminder	Reminder – No Fine	\$50.00
Damage	9.2	Friendly Reminder	Reminder – No Fine	\$50.00
Deterioration	9.1	Friendly Reminder	Reminder – No Fine	\$50.00
Disputes	9.5	Friendly Reminder	Reminder – No Fine	\$50.00
Party w/ Association	9.1	Friendly Reminder	Reminder – No Fine	\$50.00
Exterior:				
Window Coverings	7.9	Friendly Reminder	Reminder – No Fine	\$25.00
Garage/Driveways concrete	7.3	Friendly Reminder	Reminder – No Fine	\$25.00
VEHICLE VIOLATION				
Street Parking	10.4	Friendly Reminder	Reminder	\$50.00
Repairs	7.10	Friendly Reminder	\$25.00	\$50.00
Inoperable vehicles	7.10	Friendly Reminder	\$25.00	\$50.00
Commercial Vehicles	7.3	Reminder – No Fine	\$25.00	\$50.00
Boat, Trailers, RV's	7.3	Friendly Reminder	\$25.00	\$50.00
Landscaping				
Landscaping – Maintain	10.4 & 11.6	Friendly Reminder	Reminder – No Fine	\$50.00
Prohibited uses	10.4	Friendly Reminder	Reminder – No Fine	\$50.00
Nuisances	10.4	Friendly Reminder	Reminder – No Fine	\$50.00
Repair of Building	10.4	Friendly Reminder	Reminder – No Fine	\$50.00
Signs	7.4 & 10.3	Friendly Reminder	Reminder – No Fine	\$50.00
Utility Services	10.2	Friendly Reminder	Reminder – No Fine	\$50.00
Weeds	11.6	Friendly Reminder	Reminder – No Fine	\$50.00
Architectural Control				
Arch Approval Required	8.1	Friendly Reminder	Reminder – No Fine	\$50.00
Arch Request Timing	8.2	Friendly Reminder	Reminder – No Fine	\$50.00
ARC – Decisions	8.2	Friendly Reminder	Reminder – No Fine	\$50.00
ARC – Considerations	8.2	Friendly Reminder	Reminder – No Fine	\$50.00