

TOSCANA

PARCEL 19 & 21 OF TATUM RANCH
C/O VISION COMMUNITY MANAGEMENT
9633 S. 48th St., Suite 150
PHOENIX, AZ 85044
Ph: 480.759.4945 Fax: 480.759.8683
toscana@wearevision.com

ADOPTED ENFORCEMENT POLICY EFFECTIVE JUNE 30, 2011

The following Enforcement Policy has been adopted by the Board of Directors of Toscana (Parcel 19 & 21) of Tatum Ranch Homeowners Association at the Board of Directors Meeting on Monday, April 18, 2011 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.

Violation Letter #1

Notice of Violation is sent to the homeowner with a fourteen (14) calendar day notice of compliance. Homeowner is responsible for correcting all violations and notifying the management company of correction. This will serve as an initial violation notice and the format will show that if it is not corrected within the fourteen (14) day period, a second notice will contain a \$25 initial monetary penalty plus a \$15 certified processing fee.

Violation Letter #2

Notice of Violation is sent by certified mail to homeowner. The \$25 initial monetary penalty plus a \$15 certified processing fee as indicated in Violation letter #1 is levied with this notice. The homeowner has an additional fourteen (14) calendar days to correct the violation. The format will show that if the violation is not corrected within this fourteen (14) day period, a third notice will be sent with notice of the initiation of Self-Help, including a \$50.00 monetary penalty plus a \$15.00 certified processing fee.

Right of Self-Help

Section 7.5 of the CC&Rs states that "if a Unit Owner fails to maintain in good condition and repair his Unit or any Limited Common Element which he is obligated to maintain under this Declaration and the required maintenance, repair or replacement is not performed within fifteen (15) days after written notice has been given to the Unit Owner by the Association, the Association shall have the right, but not the obligation, to perform the required maintenance, repair or replacement. The cost of any such maintenance, repair or replacement shall be assessed against the nonperforming Unit Owner pursuant to Subsection 7.5 of this Declaration.

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, the following: accumulation of trash and/or other materials that may attract pests; threat of flood or fire damage to neighboring properties; an escaped pet; or a collapsed structure or tree blocking the road or drivers' lines of vision.

TOSCANA HOME OWNERS ASSOCIATION
C/O VISION COMMUNITY MANAGEMENT
9633 S. 48th St., Suite 150
PHOENIX, AZ 85044

Right to Appeal Notice of Violation

Homeowners have the right to appeal a Notice of Violation. The appeal must be in writing and submitted to the above address within fourteen (14) days of the date of the notice of Violation. Vision Community Management will forward the appeal to the Board of Directors. In the event that 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. Appeal shall include all pertinent backup information to support the evidence of the extenuating circumstance. The homeowner will receive a written response to the appeal. All decisions of the Board are final and may not be further appealed. Any appeals, which do not meet the above requirements, shall not be heard by the Board and shall be considered DENIED.

Should a period of time of at least six (6) months lapse between violations letters of the same offense, the next letter will be a First Notice again.



Board Member

5/16/11

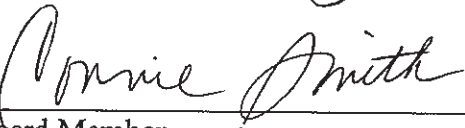
Date



Board Member

5-16-11

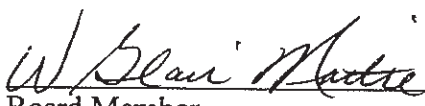
Date



Board Member

5.16.11

Date



Board Member

5/16/11

Date