

Woodhill Homeowners Association

Fine Schedule for Violations of the Architectural Standards and Article 10 of CC&R's (Article 10.9 Vehicles is covered separately with it's own Fine Schedule)

In accordance with Article 7.3 of the CC&R's entitled Rules and Regulations, the Board has the right to impose reasonable monetary fines. The fee schedule to impose fines for violations of the CC&R's, Rules and Regulations, and Architectural Standards are hereby established below.

First Notice: A Notice of Violation is sent to the homeowner/resident explaining the infraction of the rules and what necessary steps are required to correct the violation. This notice will also state which Article and Section of the documents they are in violation of and the amount of time the homeowner/resident has to come in compliance with the rules and regulations.

Time Permitted for Correction: 10 Days
Extension of time can be granted based on the time required to correct the violation

Second Notice: A second Notice will be sent to the homeowner/resident on the next working day after the first notice time period has expired. This notice will draw to the attention of the homeowner/resident that they are being issued this "Second Notice" of violation and that a fine is being imposed with this notice for non-compliance with the First Notice.

Additional Time Permitted for Correction: 10 Days
Extension of time can be granted based on the time required to correct the violation
Fine amount: \$100.00

Third Notice: A third Notice will be sent to the homeowner/resident on the next working day after the second notice time period has expired. This notice will draw to the attention of the homeowner/resident that they are being issued this "Third Notice" of violation and that an additional fine is being imposed with this notice for non-compliance with the Second Notice.

Additional Time Permitted for Correction: 10 Days
Extension of time can be granted based on the time required to correct the violation
Additional Fine amount: \$100.00

Fourth Notice: A fourth and final Notice will be sent to the homeowner/resident on the next working day after the third notice time period has expired. This notice will draw to the attention of the homeowner/resident that they are being issued this "Fourth and Final Notice" of violation and that an additional fine is being imposed with this notice for non-compliance with the Third Notice.

Additional Time Permitted for Correction: 10 Days
Extension of time can be granted based on the time required to correct the violation
Additional Fine amount: \$100.00

If the total \$300.00 Fine is still unpaid and the violation has not been corrected, the fine collection may be given to the Association's Attorney to proceed with litigation, or the violation issue may be handled by the Association by affixing a lien on the property and/or collecting any outstanding fine and interest due at the time of sale of the property.

Failure to Correct Violation: If the original violation is not corrected, additional fines will be levied pending compliance.

Appeal Process: You as a homeowner/resident may appeal any notice of violation. All appeal requests must be submitted in writing stating why you are in dispute with the Violation Notice. The appeal must be sent to the Board of Directors at the address below no more than 10 days after the last notice received for the violation and a hearing will be held at a Homeowner's Association Meeting. You will be notified of the hearing date by a board member.

Mail any appeals and correspondence to:

Woodhill Homeowner's Association; Attn: Board of Directors; PO Box 3311; Payson, AZ 85541