

RIGGS RANCH MEADOWS  
HOMEOWNERS ASSOCIATION  
FINE POLICY

Effective August 1 2004, **Revised April 8, 2009**

The Board of Directors intends to impose monetary penalties as authorized by A.R.S. Section 33-1803. The Board of Directors reserves the right to impose a monetary penalty on the first date of a violation, to accrue the fine daily until the violation is cured, and to impose fines in amounts in excess of those set forth in the fine policy.

The following Fine and Appeals Policy shall be followed for the Riggs Ranch Meadows Homeowners Association:

**FIRST NOTICE:** An initial notice of the violation shall be mailed via regular mail to the homeowner requesting compliance within fourteen (14) days - NO FINE.

**SECOND NOTICE:** If violation still exists, a second notice requesting compliance within fourteen (14) days shall be mailed via certified mail to the homeowner, return receipt requested. A \$25.00 FINE will be assessed and due immediately with the second notice.

**THIRD NOTICE:** If violation still exists, a third notice requesting compliance within fourteen (14) days shall be mailed via certified mail to the homeowner, return receipt requested. A \$50.00 FINE will be assessed and due immediately with the third notice.

**FOURTH NOTICE:** If violation still exists, a fourth notice requesting compliance within fourteen (14) days shall be mailed via certified mail to the homeowner, return receipt requested. A \$75.00 FINE will be assessed and due immediately with the fourth notice.

**CONTINUING VIOLATIONS:** If the violation continues without resolution after the fourth notice, a FINE of \$100.00 shall be assessed every fourteen (14) days until the violation is resolved. In addition, the Board shall have the right to remedy the violation and/or take legal action, the cost of which shall be billed to the homeowner and collected in the same manner as assessments.

**FINES:** No fine shall be imposed without first providing a written warning to the Owner describing the violation and stating that failure to stop the violation within no less than fourteen (14) days or another recurrence of the same violation within six (6) months of the original violation shall make the Owner subject to imposition of a fine. Failure to pay any fine shall subject the Owner to the same potential penalties and enforcement as failure to pay any assessments under Art 4.7 (D) of the C C & R S.

**If a fine is more than one-year old and the lot has remained in compliance related to the fine at issue, the fine shall be removed; subject to the board's reservation of rights to retain fines on a case by case basis.**