

CONSTRUCTION FINE POLICY

This policy pertains to vacant lots and is effective January 1, 2007. All vacant lots must abide by the following rules or be subject to the fines listed, during the Pre-Construction and Construction phases:

1. The vacant lot will be finely graded and dust capped
2. Vacant lot must be kept weed free and properly maintained
3. Storage of palettes, dirt / fill, storage pods and or containers will not be allowed
4. Debris will not be allowed to accumulate on any vacant lot
5. Any current landscaping remaining on a vacant lot, i.e. bushes, trees, plants, etc., must be kept properly maintained, trimmed and watered until the final construction phase is approved.
6. If the lot has a pool on it, the pool must also be removed and the area filled in with dirt, when the home is razed. This is for the safety of the residents within the community
7. Any construction fences installed on the lot must be properly maintained throughout the Pre-Construction and Construction phases.

The following Construction Fine and Appeals Policy shall be followed for the Camelback Country Club Estates I & II Homeowners Association:

FIRST NOTICE: An initial notice of the violation shall be mailed via regular mail to the homeowner requesting compliance within ten (10) days - NO FINE.

SECOND NOTICE: If violation still exists, or reoccurs within six months, a second notice requesting compliance within ten (10) days shall be mailed via regular mail to the homeowner. A \$250.00 FINE will be assessed and due immediately with the second notice.

THIRD NOTICE: If violation still exists, or reoccurs within six months, a third notice requesting compliance within ten (10) days shall be mailed via regular mail to the homeowner. A \$500.00 FINE will be assessed and due immediately with the third notice.

FOURTH NOTICE: If violation still exists, or reoccurs within six months, a fourth notice requesting compliance within ten (10) days shall be mailed via regular mail to the homeowner. A \$1000.00 FINE will be assessed and due immediately with the fourth notice.

CONTINUING VIOLATIONS: If the violation continues or reoccurs within six months without resolution after the fourth notice, a FINE of \$1000.00 shall be assessed every ten (10) 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 as allowed by Arizona Revised Statutes.

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 ten (10) 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.