VILLA MONTEREY RECREATIONAL ASSOCIATION

(an association of property owners within Villa Monterey, Unit II subdivision)

A 55 PLUS COMMUNITY

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Scottsdale, AZ 85251
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Villa Monterey Recreational Association
Board of Directors Resolution
Monetary Penalties - Due Process
May 12, 1998

VILLA MONTEREY RECREATIONAL ASSOCIATION

An association of property owners in Villa Monterey, Unit II

RESOLUTION

BOARD OF DIRECTORS OF

VILLA MONTEREY RECREATIONAL ASSOCIATION

Monetary Penalties--Due Process

May 12, 1998

Upon motion duly made, seconded and carried, the following resolution was adopted by the Board of Directors:

RESOLVED: Effective immediately and pursuant to Section 33-1803(B) of the Arizona Revised Statutes, the Board of Directors shall have the power to impose monetary penalties upon the owners of Lots for violations of the Declaration of Covenants, Conditions and Restrictions, Bylaws and Rules of the Association. This power shall apply to violations by the owner(s) and the owner(s) shall be liable for any violation committed by a family member, guest, tenant or other occupant of the Lot of owner(s). The amount of monetary penalties shall be determined based on the nature of the offense, the attitude of the offending owner(s) and the number of violations and the amount so established by the Board of Directors shall range from $10.00 to a maximum of $500.00. The owner(s) in question shall be given an opportunity to be heard by the Board or its enforcement committee appointed by the Board prior to the assessing of any monetary penalties, and written notice of said hearing shall be given at least 15 days in advance of the hearing by regular mail or by hand delivery at the last-known address of the owner(s). Once it has been determined that the owner(s) is guilty of a continuing violation, the Board may impose reasonable daily monetary penalties for each subsequent day of the violation and such continuing penalties shall remain in effect until the owner(s) notifies the Board that the violation has ceased and the Board has confirmed that this, in fact, is the case. Any penalties assessed against the owner(s) may be enforced against the Lot of the owner(s) in the same manner established in the Declaration in regard to delinquent maintenance assessments and said owner(s) shall be liable in this manner for all violations committed by the family members, guests, tenants or any other occupant of the owner(s).