

**HAVASU RIVIERA COMMUNITY ASSOCIATION
BOARD OF DIRECTORS RESOLUTION
VIOLATION AND ENFORCEMENT POLICY**

NOW, THEREFORE, based on the power granted to the Board of Directors, the Board hereby enacts the following Violation and Enforcement Policy dated February 1, 2024. This policy supersedes any previous policies.

ENFORCEMENT OPTIONS

The “Project Documents” include but are not limited to, the Declaration, Bylaws, Articles of Incorporation, the Plat, Design Review Guidelines, Board Resolutions and Association Rules.

For violations of the Project Documents, the Board has the following enforcement options:

1. Suspend the Owner’s right to vote;
2. Suspend the Owner’s right to use the recreational facilities on the Common Area;
3. File a lawsuit in Mohave County Superior Court in order to seek an injunction to compel compliance with the Project Documents. In any such action, the Association shall be entitled to recover all costs, including but not limited to, attorneys fees and court costs incurred by the Association;
4. Exercise self-help; or
5. Impose fines against an Owner.

The Board has the option to choose any of the above options or a combination of options. If the Board decides to impose a fine, the Board may choose to follow the Fine Schedule below. Additionally, the Board or manager may turn over any violations to the Association’s attorney at any time.

FINE SCHEDULE

The fines set forth in this Fine Schedule shall constitute damages sustained by the Association and are intended to compensate the Association for the administrative burden of addressing the violation and the adverse impact of the violation on the community.

The Board of Directors reserves the right to deviate from the fine amounts set forth herein. The Board also reserves the right to pursue any and all other remedies set forth in the Declaration at the same time or in lieu of levying the fines set forth in this Fine Schedule.

I. GENERAL FINE SCHEDULE

Typically, the amount of the fines imposed by the Board will be determined based on the following General Fine Schedule. Notwithstanding anything herein to the contrary, the Board retains the discretion to adopt supplemental fine schedules to address specific violations of the Association’s Project Documents and any such supplemental fine schedules

may be set forth as exhibits to this Resolution. If a supplemental violation-specific schedule is not adopted, the General Fine Schedule will generally apply.

- A. TYPICAL FINE:** Typically, a fine for a violation will be **\$250**.
- B. CONTINUING VIOLATIONS:** If the violation continues without resolution, a **fine of \$100** may be assessed **every 1 calendar day** until the violation is resolved.
- C. REOCCURRING VIOLATIONS:** If a violation reoccurs within a twelve (12) month period, a fine of **\$500** may be assessed.

II. SUPPLEMENTAL FINE SCHEDULES

Violation-specific fine schedules, if adopted by the Board, shall be set forth as Exhibits to this Resolution. The Board shall, in its sole discretion, decide which schedule, if any, to apply.

ADDITIONAL REMEDIES

In addition to fines, the Board reserves the right to enforce violations by any other means allowed by the Project Documents or applicable law. At any time, the Board or manager may turn over a matter to legal counsel for action, including, but not limited to, a suit for injunctive relief.

TIMELINES TO CURE

Unless otherwise stated in the Project Documents or in a violation notice pursuant to the Project Documents, the timeline to cure a violation shall be 10 calendar days. If not cured within 10 calendar days, fines will accrue according to this schedule from the date of the violation notice.

The Board of Directors adopted the foregoing Resolution as effective February 1, 2024.

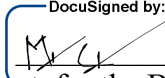
By:  _____
President, for the Board of Directors

EXHIBIT A

**SUPPLEMENTAL FINE SCHEDULE – VIOLATIONS RELATING TO
IMPROVEMENTS OR EXTERIOR ALTERATIONS WITHOUT APPROVAL**

Section 3.5 of the Declaration states: “No Construction or Modification to an Improvement within the Project shall occur without the prior written approval of the Design Review Board and, if applicable, the Neighborhood Architectural Committee.” Section 3.6 of the Declaration states: “Any Owner or other Person desiring approval for the Construction or Modification of any Improvement which would alter the exterior appearance of his, her or its Lot, Tract or other portion of the Project, or any Improvements located thereon, shall first obtain the approval of the Design Review Board by submitting a written request for approval on a form promulgated by the Design Review Board specifying, in detail, the nature and extent of the Construction or Modification which such Owner or other Person desires to perform, including any additional information, plans and specifications which the Design Review Board may reasonably request.” The following Supplemental Fine Schedule shall apply to violations relating to Sections 3.5 and 3.6 of the Declaration.

1. **COURTESY NOTICE:** The Board may, but is not required to, send a courtesy notice.
2. **FIRST VIOLATION:** If an Owner violates Section 3.5 or Section 3.6 of the Declaration, the Board may levy a fine of \$5,000 for the first violation.
3. **SECOND VIOLATION:** If an Owner does not remedy the violation within the amount of time specified by the Association, the Board may levy a fine of \$5,000 for the second violation.
4. For any violation after that, the Board will determine the fine on a case-by-case basis.
5. The Board reserves the right to deviate from the fine amounts set forth herein. The Board also reserves the right to pursue any and all other remedies, including but not limited to the right to take legal action and all other remedies set forth in the Declaration, at the same time or in lieu of levying the fines set forth in this Supplemental Fine Schedule.

EXHIBIT B**SUPPLEMENTAL FINE SCHEDULE – CONSTRUCTION STANDARD VIOLATIONS**

The following Supplemental Fine Schedule shall apply to violations relating to the Construction Standards adopted as set forth within the Design Review Guidelines.

VIOLATION CATEGORY	Fine
Agency Approval, Documents, Compliance (8.02)	Varies, determined by the Board
Construction Access (8.03.A)	\$1,000
Construction Vehicles and Parking Areas (8.03.B)	\$ 250
Daily Operation (8.03.C)	\$ 500
Damage to Property of Others (8.03.D)	Varies, determined by the Board
Debris and Trash Removal (8.03.E)	\$ 250
Nuisances; Construction Activities (8.03.F)	\$ 250
Excavation of Materials (8.03.G)	\$1,000
Fire Protection (8.03.H)	\$ 500
Miscellaneous and General Practices (8.03.I)	Varies, determined by the Board
Safety (8.03.J)	\$1,000
Sanitary Facilities (8.03.K)	\$ 250
Storage of Materials (8.03.L)	\$ 250
Temporary Construction Signage (8.03.M)	\$ 250
Washout and Cleaning (8.03.N)	\$ 500
Construction Fencing (8.03.O)	\$1,000
Track Out (8.03.P)	\$ 250
Temporary Facilities; Construction Trailers and Portable Field Offices (8.03.Q)	\$ 500

The Board reserves the right to deviate from the fine amounts set forth above on a case by case basis and reserves the right to pursue any and all other remedies, including but not limited to the right to take legal action, and all other remedies provided for in the governing documents and by law, at the same time or in lieu of levying the fines set forth above.