

HAVASU GARDENS ASSOCIATION INC.  
500 N Lake Havasu Ave. Ste. A104  
LAKE HAVASU CITY, AZ 86403

**BOARD OF DIRECTORS  
RESOLUTION 2014-1**

**NON-COMPLIANCE & VIOLATION PROCEDURE & POLICY**

The Board of Havasu Gardens Association, Inc. hereby adopts the following procedure and policy for noncompliance and violations of Articles, By-Laws, CC&R's, Rules & Regulations, and the Architectural Guidelines and Rules:

**STEP 1:**

All Owners found in noncompliance or violation will receive written notice of the noncompliance and/or violation mailed to their address of record. The Lot Owner will be given thirty (30) days from the date of the first written violation notice date to correct the violation and bring their Lot into compliance. The first written violation notice will contain the following:

- a) Detail of violation
- b) Detail of correction action required
- c) Notice that the Lot Owner has a right to request a hearing by notifying the Board of Directors in writing within thirty (30) days of the date of the violation notice, otherwise such right is waived.
- d) If available, a picture of the violation will be attached to the violation notice.

**STEP 2:**

Upon failure to correct the noncompliance or violation within thirty (30) days from the first violation notice date, the Association will issue the Lot Owner a second violation notice that includes a fine in the amount \$100.00. The Lot Owner will then be given an additional 30 days from the date of the second violation notice to correct the violation and pay the fine.

**STEP 3:**

Upon failure to correct the noncompliance and/or violation within 30 days from the date of the second violation notice the Board of Directors, at its discretion, will proceed with either of the following:

- a) Hire a contractor to correct the noncompliance or violation at the expense of the Lot Owner.

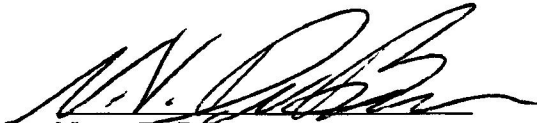
**OR**

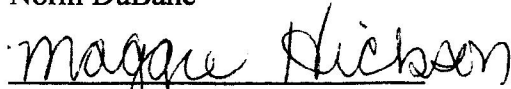
- b) Turn the matter over to the Association's Attorney to proceed with all legal means available to force compliance at the expense of the Lot Owner.

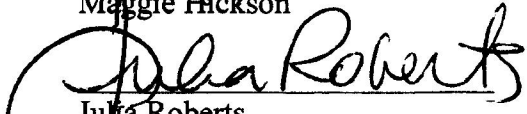
All fines issued will remain on Lot Owner's account until paid in full.

IN WITNESS WHEREOF, the undersigned have adopted this NON-COMPLIANCE & VIOLATION PROCEDURE & POLICY on 4-11-14.

Board Members:

  
Norm DuBane

  
Maggie Hickson

  
Julia Roberts

  
Dave Chambers