

RIVERHAVEN

Community Association, Inc.

FINING POLICY

WHEREAS, Article 6, Section 6.2 of the Declaration of Covenants, Conditions & Restrictions ("CC&Rs") of Riverhaven Community Association stipulates that *"The affairs of the Association shall be conducted by the Board and such officers as the Board may elect or appoint....."*; and,

WHEREAS, Article 6, Section 6.3 of the Association's Bylaws stipulates that *"the Association may, from time to time and subject to the provisions of [the] Declaration, adopt, amend and repeal the Association Rules"*; and,

WHEREAS, Section 33-1808(B) of the Arizona Revised Statutes stipulates that *"after notice and an opportunity to be heard, the board of directors may impose reasonable monetary penalties on members for violations of the declaration, bylaws and rules of the association."*, and

WHEREAS, the Association wishes to establish a schedule of monetary penalties (fines) in the event that such penalties are warranted for violation of the Association's governing documents, and to provide reasonable consistency in the imposition of such fines;

NOW THEREFORE, the following monetary penalties (fines) shall be applied in accordance with the following principles: Please refer to your CC&R's Articles 4, 5 and 11 for explanation of each section.

Design Guidelines – Rules and Regulations, initially adopted July 20, 2002.

Nonconforming Architectural Improvements - Initial Fine \$100.00. An additional fine of \$20.00 per day for every day of non-conformance after a thirty-day notice has been given. After Sixty-day notice, Board may choose to proceed pursuant to Articles 11 and 14, in addition to the fine.

Article 5

Section 5.1 Private Residential Purposes - Initial Fine \$100.00. An additional fine of \$20.00 per day for every day of non-conformance after a thirty-day notice has been given.

Section 5.2 Animals - Initial Fine \$25.00. An additional fine of \$10.00 per day for every day of non-conformance after a ten-day notice has been given.

Section 5.3 Garbage - Initial Fine \$25.00. An additional fine of \$ 10.00 per day for every day of non-conformance after a ten-day notice has been given.

Section 5.4 Clothes Drying Facilities - Fine \$25.00. An additional fine of \$5.00 per day for every day of non-conformance after a ten-day notice has been given.

Section 5.5 Window Covering - Initial Fine \$50.00. An additional fine of \$ 10.00 per day for every day of non-conformance after a ten-day notice has been given.

Section 5.6 Garages and Driveways - Initial Fine \$50.00. An additional fine of \$10.00 per day for every day of non-conformance after a ten-day notice has been given.

Section 5.7 Improvements and Construction - Initial Fine \$100.00. An additional fine of \$20.00 per day for every day of non-conformance after a thirty-day notice has been given.

Section 5.8 Heating-Ventilation and Air Conditioning Units - Initial Fine \$50.00. An additional fine of \$5.00 per day for every day of non-conformance after a ten-day notice has been given.

Section 5.9 Solar Collection Panels or Devices - Initial Fine \$50.00. An additional fine of \$5.00 per day for every day of non-conformance after a ten-day notice has been given.

Section 5.10 Antennas, Poles and Towers - Initial Fine \$50.00. An additional fine of \$5.00 per day for every day of non-conformance after a ten-day notice has been given.

Section 5.11 Basketball Goals - Initial Fine \$25.00. An additional fine of \$5.00 per day for every day of non-conformance after a ten-day notice has been given.

Section 5.12 Vehicles and Parking and Storage of Vehicles - Initial Fine \$50.00. An additional fine of \$15.00 per day for every day of non-conformance after a ten-day notice has been given.

Section 5.13 Fences, Interferences and Obstructions - Initial Fine \$25.00. An additional \$10.00 per day for every day of non-conformance after a ten-day notice has been given.

Section 5.14 Leasing Obligations of Tenants - Initial Fine of \$25.00. An additional \$10.00 per day for every day of non-conformance after a ten-day notice has been given.

Section 5.15 Landscaping and Maintenance - Initial fine of \$25.00. An additional \$5.00 per day for every day of non-compliance after a ten-day notice has been given.

Section 5.16 Signs - Initial fine of \$25.00. An additional fine of \$5.00 per day for every day of non-compliance after a 10-day notice has been given.

Section 5.17 and 5.19 Prohibited Use and Nuisances - Initial fine of \$50.00. An additional fine of \$5.00 per day for every day of non-compliance after a ten-day notice has been given.

Section 5.20 and 5.21 Drainage and Party Walls - Initial fine of \$50.00. An additional fine of \$5.00 per day for every day of non-compliance after a ten-day notice has been given.

Article 11

Section 11.1.1 and 11.1.2 Common Areas of Association Responsibility and Standard of Care (Dumping in Common Areas) - Initial fine of \$50.00. An additional fine of \$5.00 per day for every day of non-compliance after a ten-day notice has been given.

Section 11.1.1 and 11.1.2 Common Areas of Association Responsibility and Standard of Care (Interfering with Landscape / Hardscape) - Initial fine of \$100.00 per tree, plant or hardscape, plus the cost of replacement after a ten-day notice has been given.

