

# LOS LAGOS II HOMEOWNERS ASSOCIATION NO.1

## SCHEDULE OF MONETARY PENALTIES

Category of Violation	Monetary Penalty
<b>Renting in violation of CC&amp;Rs/Rules</b> 1. Unauthorized renting for less than 1 month or more than 6 months within a 12-month period. 2. Unauthorized fulltime renting. 3. Failure to submit a tenant registration form each time unit is rented.	<b>72 Hour Warning Notice to correct</b> <b>1st Notice: \$500.00. Loss of Rec key</b> 2nd Notice: \$1,000.00 3rd Notice: \$1,500.00 * Penalty in accordance with AZ Statute
<b>Pets</b> 1. Failure to pick up pet feces on common ground or patios. 2. Failure to keep dog on leash, nuisance barking, unsupervised tethering, more than 2 dogs per unit or other violations under Pet Rules. <i>Dogs that attack or cause injury to humans or other dogs are grounds for removal of animal with \$500.00 per incident fine.</i>	Warning Notice 1 <sup>st</sup> Notice: \$75.00 2 <sup>nd</sup> Notice: \$125.00, Loss of Rec key 3 <sup>rd</sup> Notice: \$200.00
<b>Parking/Vehicles: (Vehicles parked in violation of CC&amp;Rs/Rules)</b> 1. Unlicensed, inoperable, or abandoned vehicle in carports or common area. 2. Improper storage/parking of oversized watercrafts in carports or common area parking; and/or without orange cone, or solid pad under tongue wheel. 3. Parking of more than 3 vehicles per assigned unit.	Warning Notice 1 <sup>st</sup> Notice: \$75.00 2 <sup>nd</sup> Notice: \$125.00 Loss of Rec key. 3 <sup>rd</sup> Notice: \$200.00.
<b>Maintenance</b> 1. Accumulation or storage of belongings in carports. 2. Accumulation of storage, garbage, or items on patio, landings, or unit area that is an eyesore. 3. Leaving common laundry rooms messy and/or failure to remove personal items.	Warning Notice 1 <sup>st</sup> Notice: \$75.00. 2 <sup>nd</sup> Notice: \$125.00, Loss of Rec key. 3 <sup>rd</sup> Notice: \$200.00.
<b>Architectural/ Unapproved permanent or semi-permanent alteration</b> 1. Failure to submit Architectural request per Architectural rules and CC&R's 2. Unauthorized common area alteration or customizing (rocking, paving, planting, etc.) 3. Unauthorized removal of common area plants or trees. 4. Painting exterior or patio walls. 5. Removing or altering cement walkways.	Warning Notice 1 <sup>st</sup> Notice: \$75.00 2 <sup>nd</sup> Notice: \$125.00, loss of Rec key. 3 <sup>rd</sup> Notice \$200.00
<b>Use Restrictions &amp; Nuisances: per CC&amp;R's/Rules (not limited to)</b> 1. Advertising unit for vacation rental against CC&R's restrictions. 2. Excessive offensive or disturbing behavior. 3. Unauthorized use of Rec key, trespassing, or inappropriate use of Rec area.	Warning Notice 1 <sup>st</sup> Notice: \$125.00 2 <sup>nd</sup> Notice: \$200.00 Loss of Rec key. 3 <sup>rd</sup> Notice: \$500.00
<b>Legal and Safety violations</b> 1. Unlawful behavior or actions. 2. Criminal offenses. 3. Drug Sales, Violence, or Abuse. 4. Other such actions against local, state, or federal law.	<b>May be grounds for eviction and subject to Owner fines that the Board specifies in accordance with the nature and severity of the violation.</b>

All fines and penalties are imposed by a majority vote of the Board of Directors. The penalty amount to be levied shall be a onetime amount per Notice in accordance and as allowed by current AZ statute per the Enforcement policy.

Rev 1-2020, Updated 8-2021