

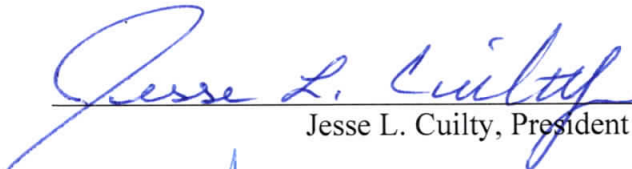
Hillcrest IX Homeowners' Association Fine Policy and Schedule

Pursuant to Hillcrest Nine Homeowners' Association, Inc. (a/k/a Hillcrest IX HOA) Covenants, Conditions and Restrictions (CC&Rs), Section 26. FINES: The Association shall have the authority to levy monetary fines for any violation of the Declaration or other governing documents after providing notice and opportunity to be heard. The Board of Directors shall have the authority to adopt, amend, and repeal a Fine Policy and Schedule of Fines. This Fine Policy and Schedule of Fines shall be available to Owners on the Association Website or by contacting a member of the Board of Directors.

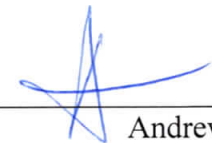
The Schedule of Fines may be increased each year by not more than twenty percent (20%) without a vote of the Membership and may be increased above twenty percent (20%) by an affirmation vote of two-thirds (2/3) of the Members voting in person, or by absentee ballot, at a meeting duly called for this purpose.

The undersigned, constituting a majority of the Board of Directors of Hillcrest Nine Homeowners' Association, Inc., an Arizona non-profit corporation, hereby take the following action at a duly held Board of Directors meeting on this 5th day of July, 2022.


Resolved, that pursuant to CC&Rs Section 26 and A.R.S. §33-1803(b)(c)(d)(e) the Board of Directors hereby approves the following Fine Policy and Schedule for Hillcrest Nine Homeowners' Association, Inc. The following policy is effective immediately.




Jesse L. Culty, President



Andrew Gauer, Vice President



Ryan Hildreth, Secretary/Treasurer



Keith Kennedy, Director



George Poetzl, Director

7/5/2022

Pursuant to the Declaration of Covenants, Conditions and Restrictions (CC&Rs) Section 26, the Board of Directors, at a duly called meeting on July 5, 2022, have approved the following Fine Policy and Schedule for violations of the CC&R's. Fines are listed by the respective CC&Rs section number (please refer to the full CC&Rs for more detail on each section).

CC&R Section	Reference	Cure Period	1 st Notice	2 nd Notice	3 rd Notice	*4 th + Notice(s)
3	Rentals*	1 Day	Courtesy Notice (No Fine)	\$ 25.00 Fine (per night)	\$ 25.00 Fine (per night)	\$ 25.00 Fine (per night)
6	Architectural Control	14 Days	Courtesy Notice (No Fine)	Notice of Fine (No Fine)	\$ 50.00 Fine (per notice)	\$ 50.00 Fine (per day)
8	Signs	1 Day	Courtesy Notice (No Fine)	\$ 25.00 Fine (per notice)	\$ 25.00 Fine (per notice)	\$ 25.00 Fine (per notice)
9	Trash	14 Days	Courtesy Notice (No Fine)	\$ 25.00 Fine (per notice)	\$ 25.00 Fine (per notice)	\$ 25.00 Fine (per notice)
10	Nuisances	14 Days	Courtesy Notice (No Fine)	Notice of Fine (No Fine)	\$ 25.00 Fine (per notice)	\$ 25.00 Fine (per day)
11	Pets	1 Day	Courtesy Notice (No Fine)	\$ 25.00 Fine (per notice)	\$ 25.00 Fine (per notice)	\$ 25.00 Fine (per notice)
12	Clothes Drying Facilities	1 Day	Courtesy Notice (No Fine)	\$ 25.00 Fine (per notice)	\$ 25.00 Fine (per notice)	\$ 25.00 Fine (per notice)
13	Trailers and Motor Vehicles	1 Day	Courtesy Notice (No Fine)	\$ 25.00 Fine (per notice)	\$ 25.00 Fine (per notice)	\$ 25.00 Fine (per notice)
14	Commercial Vehicles	1 Day	Courtesy Notice (No Fine)	\$ 25.00 Fine (per notice)	\$ 25.00 Fine (per notice)	\$ 25.00 Fine (per notice)
15(c)§1	Maintenance	14 Days	Courtesy Notice (No Fine)	Notice of Fine (No Fine)	\$ 25.00 Fine (Per Notice)	\$ 25.00 Fine (per notice)
16	Common Area Conduct	1 Day	Courtesy Notice (No Fine)	\$ 25.00 Fine (per notice)	\$ 25.00 Fine (per notice)	\$ 25.00 Fine (per notice)

***Section 3, Rentals:** fines for violations of short-term (less than 6 months) rentals shall be \$25.00 or the per night rate the lodging is listed for, whichever is greater.

Requests for Extensions: Upon showing of good cause, Member requests for extension to cure a violation shall be considered by the Board of Directors.

MEMBER'S RIGHT TO APPEAL

- A member who receives a written notice that they, their household members, guests, or tenants are in violation of the Covenants, Conditions and Restrictions (CC&Rs), without regard to whether a monetary penalty is imposed by the notice, may provide the Association with a written response by sending the response via certified mail, U.S. Mail or email within twenty-one calendar days after the date of the notice. The response shall be sent to the address or email address identified in the notice.
- Upon a 3rd violation, when a fine is assessed, the notice shall include a statement notifying the member that they have the right to appeal the violation and fine.
- Within ten business days after receipt of the member's appeal, the association shall respond to the member with a written explanation regarding the notice that shall provide at least the following information unless previously provided in the notice of violation:
 1. The provision of the community documents that has allegedly been violated.
 2. The date of the violation or the date the violation was observed.
 3. The first and last name of the person or persons who observed the violation.
 4. The process the member must follow to contest the notice.
- The Board shall schedule a hearing within 14 calendar days of receipt of the member's appeal.
- The appeal shall be held in Executive Session.
- The member shall have the opportunity to be heard and present any relevant documentation, if applicable.
- The Board shall make their decision on the appeal in a closed session.
- The Board shall provide Written Notice to the homeowner of the Board's decision within ten (10) business days.
- If the appeal is denied, the member shall bring the violation into compliance within fourteen (14) days for violations of Sections 6 and 10, or immediately if a violation of all other Sections.
- At any time before or after the appeal hearing, the member shall have the option to petition for an administrative hearing on the matter in the state real estate department pursuant to A.R.S § 32-2199.01.