



Verrado Community Association, Inc.
Noncompliance Enforcement Guidelines
Adopted November 2, 2011

1. First Written Notice

Courtesy Notice informing the homeowner of the noncompliance issue and requesting corrective action be taken.

2. Second Written Notice

Advises homeowner they have ten (10) business days to remedy the noncompliance issue, except for trash/recycling container(s), which is immediate, or further enforcement action will be taken.

3. Hearing Notice

Advises homeowner if the violation is not corrected within ten (10) business days, a monetary penalty may be imposed and provides the homeowner an opportunity to be heard in accordance with Arizona State Law.

4. Monetary Penalty Notice

This letter states the nature of the violation, stipulates the monetary penalty (fine) to be imposed. The homeowner is also advised that if the violation is not corrected within ten (10) business days, additional monetary penalties may be imposed every ten (10) days until the violation is corrected.

Note: When a violation of the Community Charter, Exhibit "C", Initial Rules, Prohibited Conditions is noted, the Board may take whatever enforcement action necessary to remedy the violation without adherence to the above procedures (e.g., impose monetary penalty, exercise self-help, suspend privileges, proceed with legal action, etc., at the owner's expense).

Verrado Community Association, Inc.
Schedule of Monetary Penalties

In accordance with the Community Charter for Verrado, Chapter 8, Compliance and Enforcement, paragraph 8.1(a), the following schedule of monetary penalties may be imposed for violations of the governing documents was approved by the Verrado Community Association, Inc. Board of Directors.

Violation	Monetary Penalty
Unapproved Architectural Modification(s)	\$200.00
Landscape Maintenance Violation(s)	\$150.00
Commercial Vehicle/Recreational Vehicle/Inoperable Vehicle	\$50.00 per day
Trash/Recycling Container Visible on Non-Collection Days	\$25.00 per day

If you require further information, please contact the Verrado Community Association, Inc. at 623-466-7008. Management does not act on anonymous information.