

White Mountain Vacation Village Recreational Subdivision Association  
Compliance Policy

*Purpose: To ensure compliance with the White Mountain Vacation Village Recreational Subdivision Association's Governing Documents (including the Articles of Incorporation, Bylaws, CC&Rs and the Rules and Regulations) and the laws of the State of Arizona, and to maintain, preserve, enhance, and protect the property values and assets of the community.*

1. If a violation of the Governing Documents exists, the Association will send the owner a First Notice of Non-Compliance. The First Notice will specify the provision of the Governing Documents that has been violated, the date the violation was observed, the first and last name of the person(s) who observed the violation, the amount of monetary penalty, if any, (see monetary penalty schedule), the process the owner must follow to contest the First Notice, and will include notice of the owner's administrative rights. The owner will be given twenty-one (21) calendar days from the date of the notice to correct the violation, contest the notice pursuant to statute and/or request an opportunity to be heard.

2(A). If the owner complies but requests an opportunity to be heard regarding the potential monetary penalty, the Association will respond within ten business days.

2(B). If the owner does not comply and requests an opportunity to be heard regarding the potential monetary penalty, the Association will respond within ten business days.

2(C). If the owner does not comply and does not request an opportunity to be heard, and the violation still exists twenty-one (21) calendar days after the date of the First Notice, the Association will send the owner a Second Notice of Non-Compliance which will specify the amount of the monetary penalty (see monetary penalty schedule), and the process the owner must follow to contest the Second Notice.

3. If the violation still exists ten (10) business days after the date of the Second Notice and the owner does not comply and does not request an opportunity to be heard, the Association will send the owner a Third Notice of Non-Compliance which will specify the amount of the monetary penalty (see monetary penalty schedule), and the process the owner must follow to contest the Third Notice.

4. If the violation continues without resolution ten (10) business days after the date of the Third Notice, a monetary penalty (see monetary penalty schedule) shall be assessed every thirty (30) days until the violation is resolved.

5. If the same violation reoccurs within three (3) months of the original violation, the violation will be deemed a recurring violation and the enforcement process restart from where it ceased.

6. At any time, the Association shall have the right, but not the obligation, to exercise "self-help" and enter upon an owner's lot to return the lot back to compliance, subject to the provisions of the Governing Documents.

7. At any time, the Association may turn a matter over to legal counsel for legal action, regardless of the presence or absence of notices under this compliance policy.

8. The Board of Directors reserves the right to take any action permitted by law or the Governing Documents, in addition to the above mentioned compliance policy.

Adopted: \_\_\_\_\_ Board President: \_\_\_\_\_

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Monetary Penalty Schedule

First Notice of Violation:	\$0.00 to \$50.00
Second Notice of Violation:	\$50.00 to \$100.00
Third Notice of Violation:	\$100 to \$150.00

Subsequent \$200.00 monetary penalties will continue to be imposed every thirty (30) days until the violation is corrected. The sum of all monetary penalties imposed shall not exceed two thousand five hundred dollars (\$2,500.00).

Notwithstanding the above provisions of the compliance policy and monetary penalty schedule, the Board at its sole discretion, may at any time, assess a monetary penalty in an amount up to \$2,500 for any incident the Board deems to be egregious, dangerous, that may threaten the life, health, safety, or welfare of any person, resident or owner, or that cause detriment or damage to any Association or other owner's property. The Board may levy this monetary penalty despite any past violation history or lack thereof.