

Darcy Ranch Enforcement Policy: (Revised 05/14/2015)

The goal of the D'Arcy Ranch Enforcement Policy is to keep our community looking its best. All of us have a part in ensuring our home values are the highest they can be. This policy is designed to provide us all with the information needed to insure we do our part. This policy is written using guidelines provided within the Covenants, Conditions, & Restrictions (CC&R's) we all agreed to abide by when we purchased our homes. State law and the CC&R's will supersede any portion of this document should a conflict occur.

Homeowners will be warned twice of any Rules violation (the "Courtesy Notice" & the "Monetary Fine Warning") before a fine is imposed.

If a homeowner commits the same Rules violation within one hundred eighty (180) days (date of first notice), the violation will be treated as a non-compliance situation. IE: An owner receives a Courtesy Notice for a weed violation on 1-1-2014. The owner corrects the violation after the first notice. Then, on 2-14-2014, the owner's property is again in violation for weeds, the next notice written will be a Monetary Fine Warning. The violation process will reset after 180 days from the first notice has elapsed.

In the absence of good cause, the Board will assess fines for Rules violations pursuant to the Following schedule:

The following describes the Enforcement Policy and the type of letters/warnings that will be utilized to advise homeowners of infractions that may occur upon their property. It is the homeowner's responsibility to ensure there is a valid mailing address on file with the current management company. Failure to receive written notice due to invalid mailing address is not a defense for not correcting a violation.

Enforcement Policy:

It is understood that we all have busy lives. The goal of our community is not to place a burden on our homeowners, but to ensure our community remains a great place to live and raise a family. These rules are established from the CC&R's that we all agreed to abide by when we purchased our homes in D'Arcy Ranch. To ensure homeowners have ample opportunity to correct violations, two written warnings will be mailed prior to fines being assessed.

Note: These guidelines can be altered if it is deemed to be an emergent situation that requires immediate attention.

Like most HOA communities, our policy is for our Community Manager to conduct weekly inspections of our community to ensure compliance of our community documents. The Manager uses "Best Practices" guidelines to determine when a violation has occurred. Realizing a lot can happen in a week, and we may not always be able to address something right away, our manager usually does not document a violation until it is observed on two or more occasions. This gives homeowners ample time to correct issues before receiving a notice. (In

the event there is a situation that requires immediate attention, this step can be bypassed at the Managers discretion. This may be the case during high weed growing season where the weeds will pop up at alarming rates).

Enforcement Procedure:

1) When the Community Manager deems it necessary to document a violation, a homeowner will receive a Courtesy Notice (Day 1) advising the homeowner of the violation. The notice will identify the violation. It will also include the part of the community documents that the infraction is in conflict with. The homeowner will have 14 days from the date the violation was documented to correct the violation and to avoid receiving further notices and possible fines.

2) If, upon re-inspection, the violation has not been corrected the homeowner will be subject to a Monetary Fine Warning letter (Day 15+). This letter will advise the homeowner that the infraction has not been corrected after the mailing of the Courtesy letter. The homeowner will have 14 days from the date the re-inspection occurred to correct the violation or be subject to a fine for non-compliance.

3) Failure to correct a violation after the mailing of the Courtesy letter and the Monetary Fine Warning letter, the homeowner will receive a Monetary Fine letter (Day 29+). The fine will be determined using the Schedule of Monetary Penalties contained within this document. **NOTE: Monetary Fine letters are sent via certified mail. The cost for this letter is charged to the homeowners account.**

4) Additional Monetary fine letters (Day 43+) and fines will be sent as long as the violation is not corrected. **NOTE: Monetary Fine letters are sent via certified mail. The cost for this letter is charged to the homeowners account.**

The Homeowner may provide the association with a written response by sending the response certified mail within ten (10) business days after the date of the notice. The response shall be sent to the address contained in the notice or in the recorded notice prescribed by section 33-1807, subsection J. Within ten (10) business days after receipt of the certified mail containing the response from the member, the association shall respond to the member with a written explanation regarding the notice. A.R.S. 33-1803C

Exception to Notice Procedure

Violations posing a threat to the health, safety, and welfare of the community as a whole or any one or more Owners may require immediate action and thus create exceptions to the foregoing notice provisions. Examples of health, safety, and welfare violations include, but at not limited to, the following: accumulation of trash and/or other materials that may attract pests; threat of flood or fire damage to neighboring properties; an escaped pet; or a collapsed structure or tree blocking the road or drivers' lines of vision.

Right of Self-Help

The Association has the right (but not the obligation) to enter the Owner's property and to provide all maintenance and repairs that are necessary to remove the violation. Entry by the Association and any of its agents is not an actionable trespass. The Association may assess the Owner for the costs of all maintenance and repairs performed by the Association.

SCHEDULE OF MONETARY PENALTIES

Violation	Maximum Initial Monetary Penalty	Additional Monetary Penalties
Trash Containers	\$25.00	\$50.00/\$75.00
Driveways	\$25.00	\$50.00/\$75.00
Vehicles	\$25.00	\$50.00/\$75.00
Architectural Control	\$25.00	\$50.00/\$75.00
Trimming	\$25.00	\$50.00/\$75.00
Maintenance/Appearance	\$25.00	\$50.00/\$75.00
Reflective Materials	\$25.00	\$50.00/\$75.00
Items in View	\$25.00	\$50.00/\$75.00
Basketball Standards	\$25.00	\$50.00/\$75.00
Nuisances	\$25.00	\$50.00/\$75.00
Vandalism (to common areas)	\$250.00 + cost of repairs	\$250.00 + cost of repairs
Other Monetary Penalties	Penalty amount set by the Board of Directors	