

**RESOLUTION OF THE BOARD OF DIRECTORS  
SUNLAND VILLAGE EAST GARDEN CONDOMINIUMS –  
PHASE THREE OWNERS ASSOCIATION  
ENFORCEMENT POLICY**

June 23, 2016

The Board of Directors of the Sunland Village East Garden Condominiums – Phase three Owners Association hereby resolves as follows:

WHEREAS, the Board of Directors of the Sunland Village East Garden Condominiums – Phase three Owners Association (the "Association") has recognized a need to implement a policy concerning violations of the Condominium Declaration recorded with the Office of the Maricopa County Recorder at Document No. 1992-483711 and the Rules and Regulations of the Association (together, the "Restrictions"); and

WHEREAS, due to the recent change in Arizona Revised Statutes §33-1256, making the imposition of fines for violations of the restrictions impractical, the Board of Directors must enforce violations of the restrictions in a different manner; and

WHEREAS, as a result of the changes in Arizona Revised Statutes §33-1256, the Board of Directors has approved implementation of the below Enforcement Policy; and

WHEREAS, the Board of Directors desires to give notice to the members of the Association concerning the implementation of the new Enforcement Policy.

BE IT THEREFORE RESOLVED that the Board of Directors, in full compliance with Arizona Revised Statute § 33-1256, hereby adopts the following policy:

1. **A member of the Association who is found to be in violation of the Restrictions will be notified in writing, either by the Association's Board of Directors or by Association's managing agent, sent by mail or hand delivered, of the nature of the violation and informing the owner that if the violation is not corrected, the cost of enforcement may be placed on the member's account ledger.**
2. **If the Owner continues to violate the Restrictions, the Association will send the Owner a second demand letter demanding that they comply with the Restrictions and notifying them that if they do not comply with the Restrictions, their file will be transferred to the Association's attorney with all attorney's fees to be placed on their account ledger.**
3. **If, after receipt of the letter referenced in Section 2 above, the Owner continues to violate the Restrictions, the Owner will be**

referred to the Association's attorney and any legal fees expended by the Association's attorney may be placed on the owner's account.

4. **THE ASSOCIATION, HOWEVER, RESERVES THE RIGHT, IN THE SOLE DISCRETION OF THE BOARD, TO REFER A VIOLATION OF THE RESTRICTIONS DIRECTLY TO THE ASSOCIATION'S ATTORNEY WITHOUT WRITTEN NOTICE IF THE VIOLATION IS OF A NATURE THAT REQUIRES IMMEDIATE ACTION BY THE ASSOCIATION'S ATTORNEY.**


The notice of violation shall provide that within a period of time (to be determined by the Board of Directors or the Association's managing agent) after receipt of the notice of violation, if hand delivered, or mailing, if the notice of violation was sent by mail, the member must either correct the violation or enter into a compliance agreement with Association acceptable to the Board of Directors or Association's managing agent whereby the member agrees to rectify the violation.


The member, who has received notification of the violation, may request to be heard by the Board of Directors at the next scheduled regular meeting of the Board of Directors concerning his or her defense, if any, or mitigating circumstances, if any, to the alleged violation.


This resolution and policy is not intended by the Board of Directors to preclude any other enforcement remedy the Association may possess at law or in equity with respect to any violation of the governing documents of Association.

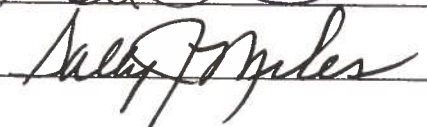
All legal, collection and other expenses incurred by Association to obtain compliance of a member with the Declaration or other provisions of the governing documents may be the obligation of the member.

BE IT ALSO RESOLVED, that this resolution is included in the books and records of Association and that a copy of this resolution is sent to all homeowners in the Association.

  
\_\_\_\_\_  
Director

  
\_\_\_\_\_  
Director

  
\_\_\_\_\_  
Director

  
\_\_\_\_\_  
Director

\_\_\_\_\_  
Director