

Sunrise at Parkwood Ranch
Homeowners Association
Board Resolutions



Sunrise at Parkwood Ranch
Homeowners Association
P.O. Box 5720
Mesa, AZ 85211

PREFERRED COMMUNITIES
"LOVING WHERE YOU LIVE."



When recorded mail to:

Sunrise at Parkwood Ranch Homeowners Association

PO Box 5720

Mesa, AZ 85211-5720

sunresob20171226-3-1-1--
Garcia

CAPTION HEADING:

Violation Policy

DO NOT REMOVE

This is part of the official document.

**SUNRISE AT PARKWOOD RANCH HOMEOWNERS ASSOCIATION ACTION BY
THE BOARD OF DIRECTORS**

November 9, 2017

Pursuant to the authority contained in the Arizona Revised Statutes and the governing document of the association, the Board of Directors of the Sunrise at Parkwood Ranch Homeowners Association Inc. hereby adopts the following resolution by unanimous consent for and as the actions of the Sunrise at Parkwood Ranch Homeowners, as of the date set forth above:

RESOLVED, to adopt the following.

Fine schedule and policy for violations of the CC&R's and Rules and Regulations as may be adopted or modified from time to time by the Board of Directors for the Sunrise at Parkwood Ranch Homeowners Association.

DATED as of the 9th day of November 2017.

Violations will be cumulative for the fiscal year.

1. First notice Reminder/warning letters giving 10 days to comply.
2. Second letter stating fine in the amount of \$25.00, giving notice to owner that they have a right to a hearing and must contact the manager for date and time. 10 days to comply.
3. Third letter stating fine in the amount of \$50.00, giving notice to owner that they have a right to a hearing and must contact the manager for date and time. 10 days to comply.
4. Fourth letter stating subsequent fine of \$75.00 for continuing violations. Letter to state total fines assessed as of the subsequent violation. 10 days to comply.
5. Fifth and all letters thereafter stating subsequent fine of \$100.00 to \$500.00 for continuing violations. Letter to state total fines assessed as of the subsequent violation. 10 days to comply.
6. Subsequent non-compliance: Upon board approval the Association will seek relief of violations through the Association Attorney and the Court system. All cost will be a part of the judgment that is being sought.

Violations that threaten the health, safety and welfare of homeowners and residents, such as drug use and sales, discharging firearms, arson, vandalism and any other violation that the Board deems to be of an egregious nature will be fined at \$200.00 to \$500.00 per occurrence.

Procedures:

1. Homeowners will be notified by mail of all violations.
2. The homeowner has the right to a hearing before the Board or Violations Committee where decisions of the Board are final.
3. Board will direct Management Company, as to waiving or assessing of fines at each hearing or board meeting and for all pending fines and/or legal action with the Association's Attorney.


I hereby certify that the above resolution(s) were duly adopted by unanimous consent by the Sunrise at Parkwood Ranch Homeowners Association Board of Directors on the above date.



HOA Secretary

The undersigned officer hereby certifies that the foregoing instrument has been signed by the Secretary of the HOA.

Attest:



HOA President

or HOA Vice President

When recorded mail to:

Sunrise at Parkwood Ranch Homeowners Association

PO Box 5720

Mesa, AZ 85211-5720

sunreso20171226-3-1-1--
sarabiam

CAPTION HEADING:

Collection Policy

DO NOT REMOVE

This is part of the official document.

**UNANIMOUS CONSENT TO ACTION BY THE BOARD OF DIRECTORS OF
SUNRISE AT PARKWOOD RANCH HOMEOWNERS ASSOCIATION
C/O PREFERRED COMMUNITIES
PO BOX 5720, MESA, ARIZONA 85211-5720
PHONE (480) 649-2017 FAX (480) 649-0902**

The undersigned, constituting all the members of the Board of Directors of Sunrise at Parkwood Ranch Homeowners Association, an Arizona non-profit corporation, here by take the following action in writing at a duly called meeting of the Board.

WHEREAS, Article VII. Section 7.9 of the Declaration of Covenants, Conditions and Restrictions for Sunrise at Parkwood Ranch Homeowners Association provides the Board of Directors with the authority to set forth collection policies. The Board has adopted the rules below pertaining to the collection of Assessments.

The purpose of this rule is to ensure the timely and fair collection of Assessments to ensure the Association has the funds necessary to provide for the management, maintenance, and care of the areas of association responsibility.

The scope and intent of this resolution is to apply uniformly to all members of the Association.

The actions of this policy regarding collection of assessments owed the community are as follows:

- a) 30 days after the monthly assessment due date, a late notice is sent to the homeowner and a late fee of fifteen dollars (\$15.00) is assessed,
- b) 45 days after the monthly assessment due date, a final notice is sent to the homeowner and a final notice fee is assessed as outlined in the Association's contract with the management company,
- c) 60 days after the monthly assessment due date, an "Intent to Lien" notice is sent to the homeowner and an "Intent to Lien" notice fee is assessed to the homeowner's account as outlined in the Association's contract with the management company,
- d) 75 days after the monthly assessment due date, a lien is recorded with the Pinal County Recorder, a copy is sent to the homeowner and a Lien recording fee is assessed to the homeowner's account as outlined in the Association's contract with the management company,
- e) 90 days after the monthly assessment due date, "Intent to pursue legal action" notice of the total amount due plus an "Intent to pursue legal action" notice fee is assessed to the homeowner's account as outlined in the Association's contract with the management Company,
- g) Further collection & legal action will be taken as necessary, including, but not limited to: turning account over to 3rd Party Collection Agencies & Law Firms, default judgment, summary judgment, garnishment of wages, or foreclosure pursuant to Arizona Revised Statutes and Declaration of Covenants, Conditions and Restrictions for Sunrise at Parkwood Ranch Homeowners Association.
- e) Payments will be applied to an account as follows (according to Arizona State Law):
 1. Past Due Assessments
 2. Late Charges
 3. Collection Fees
 4. Attorney Fees/Costs
 5. Fines

RESOLVED, that the Sunrise at Parkwood Ranch Homeowners Association Board of Directors and Preferred Communities shall not consider waiver of late fees, collection fees or attorney collection fees uncured on an account where the assessment was not paid in accordance with the Assessment Collection Policy through no fault of the Association or its Agent.

RESOLVED, that the Sunrise at Parkwood Ranch Homeowners Association Board of Directors and Preferred Communities shall afford homeowners the opportunity to request a hearing as provided by the Association documents to contest any late fee or fine assessed; and

RESOLVED, that the Sunrise at Parkwood Ranch Homeowners Association Board of Directors and Preferred Communities shall afford homeowners the opportunity to initiate a time-payment plan in order to reduce or eliminate their outstanding debt to the Association, specified in writing and mutually agreed to by the homeowner and Sunrise at Parkwood Ranch Homeowners Association Board of Directors; and

RESOLVED, that any subsequent default, cessation or refusal to make timely and consistent payments on such time-payment plan shall constitute default on the part of the homeowner and shall result in initiation of legal collection procedures; and

RESOLVED, that the board shall retain the right to amend or repeal this resolution.

IN WITNESS, WHEREOF, the undersigned have executed this consent as of this 9th day of November.


I hereby certify that the above resolution(s) were duly adopted by unanimous consent by the Sunrise at Parkwood Ranch Homeowners Association Board of Directors on the above date.



HOA Secretary

The undersigned officer hereby certifies that the foregoing instrument has been signed by the Secretary of the HOA.

Attest:



HOA President

or

HOA Vice President

20170953655 12/26/2017 11:28
ELECTRONIC RECORDING

When recorded mail to:

Sunrise at Parkwood Ranch Homeowners Association

PO Box 5720

Mesa, AZ 85211-5720

sunresoc20171226-3-1-1--
sarabiam

CAPTION HEADING:

Board Resolution (Basketball Goals)

DO NOT REMOVE

This is part of the official document.

**SUNRISE AT PARKWOOD RANCH HOMEOWNERS ASSOCIATION ACTION BY
THE BOARD OF DIRECTORS**

November 9, 2017

Pursuant to the authority contained in the Arizona Revised Statutes and the governing document of the association, the Board of Directors of the Sunrise at Parkwood Ranch Homeowners Association Inc. hereby adopts the following resolution by unanimous consent for and as the actions of the Sunrise at Parkwood Ranch Homeowners, as of the date set forth above:

RESOLVED, to adopt the following.

Basketball policy for violations of the CC&R's and Rules and Regulations as may be adopted or modified from time to time by the Board of Directors for the Sunrise at Parkwood Ranch Homeowners Association.

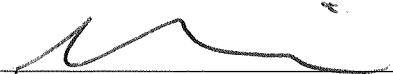
DATED as of the 9th day of November 2017.

Portable Basketball must be stored behind the rear yard gate out of sight when not in use.

- 1) Permanent basketball goals are not permitted.
- 2) The standard must be in good condition with no broken parts. Broken backboards, disfigured or bent rims, ripped/torn nets, chipped/peeling paint et., should be promptly repaired or replaced. Painting of "keys" on driveways is prohibited.
- 3) The standard must be positioned so the hoop is facing the driveway and not blocking the sidewalk.
- 4) Usage of the standard must be in the driveway only, no basketball or other games utilizing the basketball standard are to be played in the street.
- 5) Noise must be kept to a reasonable level, and no standards should be used after 10pm.

If these conditions are not met, the basketball standard will not be allowed in the front yards.

I hereby certify that the above resolution(s) were duly adopted by unanimous consent by the Sunrise at Parkwood Ranch Homeowners Association Board of Directors on the above date.



HOA Secretary

The undersigned officer hereby certifies that the foregoing instrument has been signed by the Secretary of the HOA.

Attest:



HOA President

HOA Vice President