

DESERT CROSSINGS HOMEOWNERS ASSOCIATION

NONCOMPLIANCE ACTIONS & FINES

Violation	Action
Trash can not properly stored (24 hours after collection).	1 st Violation-Letter 2 nd Violation-Hearing - \$25.00 Fine.
Disabled/unregistered Vehicle.	1 st Violation-Letter 2 nd Violation-Hearing - \$25.00 Fine.
Excessive grease/oil in driveway and improper maintenance.	1 st Violation-Letter 2 nd Violation Hearing - \$25.00 Fine.
Failure to maintain yard, impeding pedestrian flow (i.e., trim tree limbs, pull weeds, etc.)	1 st Violation-Letter 2 nd Violation Hearing - \$25.00 Fine.
Failure to maintain home (ie., not making repairs; or not painting the home, walls, gates, trim, promptly removing of holiday decorations, etc.	1 st Violation-Letter 2 nd Violation Hearing - \$25.00 Fine.
Failure to observe animal leash rule, animal nuisance, Remove animal solid waste.	City of Tucson Code Animal Control and Health Department will be notified and sent to lot address. \$25.00 Fine.
Failure to observe parking and vehicles rules. Parking of recreational vehicles, trailers, boats, etc. disabled/unregistered vehicle.	1 st Violation-Letter 2 nd Violation Hearing - \$100.00 Fine.
Failure to submit and ARC form prior to commencing work.	1 st Violation-Letter (to stop work immediately) 2 nd Violation Hearing - \$100.00 Fine
Deviation from original plan submitted on ARC form.	1 st Violation-Letter 2 nd Violation Hearing – \$100.00 Fine
Use of unauthorized paint color(s) on gate, block walls, wrought iron doors & windows. ARC resend form.	1 st Violation-Letter 2 nd Violation Hearing – \$100.00 Fine

For any violation, that could pose a health or safety concern, the Association maintains the right to forgo the two letter notice and send in a vendor to correct the violation immediately, if necessary. In addition to the homeowner being fined, any cost associated with the vendor would be added to the homeowners account.

If multiple violations exist, the homeowner will be fined for each violation that exists independently of the others until each violation is corrected.

The Board of Directors has full direction for adjustment of violations and fine amounts.

Approved by the Board of Directors