

SUN CITY HERMOSA CCC

Enforcement policy general information and fine schedule

The board of Director's primary objective of the Enforcement Policy is to encourage compliance.

1. Homeowners will receive a Courtesy Notice (first notice) allowing fifteen (15) days in which to cure an infraction.
2. Homeowners must either cure the infraction within the specified time allotted or respond in WRITING to the Board of Directors citing the reason(s) for non-compliance.
3. Homeowners may initiate a request for extension in WRITING if circumstances do not reasonably offer sufficient time in which to cure the violation (s). The Board of Directors will duly consider all reasonable requests for extensions and respond in writing accordingly
4. No penalty may be imposed until the owner is notified in writing of the nature of the violation and a hearing is held.
5. If requirements for the first notice are not met, a Notice of Fine and Hearing letter will be generated and mailed to the homeowner via Certified and First Class Mail.
6. If homeowner neglects to correct the violation(s) within the allowed time frame (including age violations), fines may be assessed according to the attached schedule and /or voting privileges will be suspended.
7. Reoccurrences of and subsequent violations will be fined according to the attached schedule and/or voting privileges will be suspended until violation is corrected.
8. For absentee owners, we strongly encourage that Sun City Hermosa's governing documents be abided by and your tenants supplied a copy so as they may be informed of the rules and regulations of Sun City Hermosa.

Updated Fine Schedule

1. Failure to submit Age Verification Form & Photo ID (Offense shall be failure to submit within thirty (30) days of occupancy and every two years thereafter as required by Federal Government.

First offense	\$150.00
Second offense	\$200.00
Third offense	\$300.00

2. Age & single family residence violations

(Includes limit on Number of Residents per Household)

First offense	\$1,000	First Month
Second offense	\$1,500	Second Month
Third offense	\$2,000	Third month and increases \$500 each month after that.

3. Not maintaining home or landscaping

First offense	\$50.00
Second offense	\$100.00
Third offense	\$150.00

4. Failure to control animal, failure to pick-up and dispose of animal waste and all Hermosa rules regarding animals.

First offense	\$100.00
Second offense	\$150.00
Third offense	\$300.00

5. Failure to obtain Board of Directors' approval of plans before commencing improvements.
Homeowners are required to file an ACC application prior to structural improvements or repairs.
(Homeowners may also be required to remove improvements that are not approved by the board.)

First offense	\$100.00
Second offense	\$150.00
Third offense	\$250.00

6. Sign, banners, and displays violations

First offense	\$50.00
Second offense	\$75.00
Third offense	\$100.00

7. Noise, Loud music, Major car repairs and other nuisances.

First offense	\$100.00
Second offense	\$150.00
Third offense	\$200.00

8. Other Restrictions and violations not specified above that fall under article 9 of the Amended and Restated Declaration of Restrictions of Sun City Hermosa. (e.t., adding additional square footage to the home, using garage for living quarters, excessive garage sales, etc.)

First offense	\$100.00
Second offense	\$150.00
Third offense	\$250.00

*Any violation may be subject to additional attorney fees, as applicable, if property owner does not come into compliance.

** A subsequent offense is one that occurs within a one (1) year period from the date of the original offense. A continuing violation shall be deemed a subsequent offense if an owner fails to correct the violation within thirty (30) days of notification of a fine for the prior offense or such greater time as the board may specify in the notice of the fine for the prior offense.