

Q MOUNTAIN VISTA HOA

**P.O. Box 4930
QUARTZSITE, AZ 85359
928-927-3088**

Please take a few minutes to read this notice

Because the Board of Directors (BOD) had taken a lenient attitude toward the enforcement of the CC&R's in prior years, the 2013 BOD sent notice to all HOA members to inform them of their decision to implement the assessment of fines in accordance with CC&R Article XI Section 11.3 for violations under Article V *Use Restrictions*.

This is a reminder of the notice that became effective October 7 2013.

It is the responsibility of each homeowner to read, review and understand the CC&R's; and to ensure their renter(s) read, review and understand them. Homeowners in violation of the CC&R's will be notified per Article XI Section 11.2 and Article XII Section 12.10 and will be afforded reasonable opportunity to be heard or to rectify the violation.

The following are six areas of violations the Board will be giving special focus:

- 1) Article V Section 5.2(b) No primary residence may be placed on a lot without the prior written approval of the Board.
- 2) Article V Section 5.2(c) No lot shall be used for residential purposes UNLESS and UNTIL all utilities (water, electric, septic) have been connected and serviceable...
- 3) Article V Section 5.2(f) No more than (3) cars, motorcycles, or any type of LICENSED motor vehicle shall be parked or maintained on any lot. Inoperable (not running, not properly licensed or registered) vehicles may not be parked on Common Areas or on driveways of lots...
- 4) Article V Section 5.2(g) ...one additional camper, motor home, RV or trailer may be occupied upon a lot for a period not in excess of thirty (3) days within a ninety (90) day period...
- 5) Article V Section 5.7 Maintenance and Repair of Lots...an owner shall not permit weeds to grow on their lot...
- 6) Article V Section 5.8 No garbage or trash shall be placed on or kept on any property except in covered containers...In no event shall such containers be maintained so as to be Visible From Neighboring Property except to make the same available for collection and then, only the shortest time reasonable necessary to effect such collection. All rubbish, trash or garbage shall be removed from the lots and shall not be allowed to accumulate thereon.

In accordance with Article XI, Section 11.3, the 2013 Board of Directors adapted a system of fines for the following violations of CC&R Article V Section 5:

Section 5.2(b): Placement of a Residence without Board Approval - \$50 per day after 2 day notice.

Section 5.2(c): Dry camping on any lot - \$20 per day after 2 day notice.

Section 5.2(f): More than 3 licensed motor vehicles or ANY inoperable vehicles - \$10 per day after 10


day notice.


Section 5.2(g): More than one living unit being occupied for more than 30 days in a 90 day period - \$20 per day after 5 day notice.

Section 5.7: Weeds not cleared from lot - Cost of hiring the lot to be cleaned (typically \$100) after 30 day notice.


Section 5.8: Trash and other debris (including items scattered around the lot, left over building materials, old boards, etc., stored within the 7" setback) - \$10 per day after 30 day notice.

Q MOUNTAIN VISTA HOMEOWNER'S ASSOCIATION BOARD OF DIRECTORS


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