



**Blossom Rock Residential Association, Inc.
Noncompliance Enforcement Guidelines**

Adopted: March 27, 2024

Effective: March 27, 2024

1. Courtesy Notice

A Courtesy Notice may be verbal or in writing informing the homeowner of the noncompliance issue, including any violations(s) of the CC&Rs, Blossom Rock Resident Access Agreement, Blossom Rock amenity rules, and requests for corrective action be taken. Recurrence of the same violation within ninety (90) days of the preceding notice may subject the Owner to further enforcement in accordance with these Noncompliance Enforcement Guidelines, as ongoing adherence to the Standards is expected.

2. Second Written Notice

Advises homeowner they have ten (10) business days to remedy the noncompliance issue or further enforcement action will be taken.

3. Hearing Notice

Advises homeowner that if the violation is not corrected within ten (10) business days, a monetary penalty may be imposed and access to the amenities, if applicable, has been terminated for a period up to thirty (30) days and provides the homeowner with the process the homeowner must follow to contest the notice and their opportunity to be heard in accordance with Arizona state law. Notice also provides Owner with the process they must follow to petition for an administrative hearing on the matter with the Department of Real Estate pursuant to section 32-2199.01.

4. Monetary Penalty Notice

Advises homeowner of the nature of the violation and stipulates the monetary penalty (fine) assessed. The homeowner is also advised that if the violation is not corrected within ten (10) business days, additional monetary penalties may be imposed every ten (10) business days until the violation is corrected.

Note: When a violation of the Residential Declaration is noted (see Exhibit D for list of Initial Residential Standards), the Board may take whatever enforcement action necessary to remedy the violation without adherence to the above procedures (e.g., impose monetary penalty, exercise self-help, suspend privileges, or proceed with legal action, etc., at the homeowner's expense).



Schedule of Monetary Penalties

In accordance with Section 4.2.2 of the Residential Declaration relating to Enforcement of the "Duties and Powers of the Residential Association," the following schedule of monetary penalties was approved by the Residential Association's Board of Directors and may be imposed for violations of the governing documents:

Violation	Monetary Penalty
Amenity Violation	\$100
Animals & Pets	\$50
Commercial Vehicle*/Recreational Vehicle/Inoperable Vehicle	\$150
Exterior Architectural Maintenance; Missing/Damaged Elements	\$150
Landscape Maintenance Violation(s)	\$150
Short Term Property Rental	\$500
Specific Assessment – Self Help	\$150 & up
Trash/Recycling Container Stored in Unapproved Location	\$25
Unapproved Architectural Modification(s)	\$200
Vehicular Gate Access Violation	\$100

*See attached Exhibit A, Defining Commercial Vehicles

Complaints must be in writing using the Blossom Rock Community Concern Form, available on www.blossomrock.com. Management does not act on anonymous information in accordance with A.R.S. § 33-1803.

Monetary Penalties are subject to change. Please refer to the current years Blossom Rock Assessment & Fee Schedule. If you require further information, please contact the Blossom Rock Residential Association, Inc. at blossomrock@coherelife.com.



Exhibit A

Defining Commercial Vehicles

Adopted:

Effective:

The term "Commercial Vehicle" is defined as any motorized vehicle or towed vehicle designed or used for a commercial or industrial function. This includes:

- Any vehicle registered or insured as a commercial vehicle.
- Panel trucks with commercial signage.
- Any vehicle, regardless of rating, that has visible racks for equipment, supplies or tools installed, or other appurtenances commonly used for commercial or industrial function.
- Vehicles with commercial lettering/signage or wraps that serve to promote or advertise a business or service. (NOTE: Magnetic overlays that closely match the vehicle color may be used to completely cover commercial lettering/signage.)
- This definition shall not apply to vehicles that are permitted under A.R.S. § 33-1809.