

Estrella Village Manor Homeowners Association

C/O City Property Management Company, Inc.
4645 E. Cotton Gin Loop
Phoenix, AZ 85040
Office: 602-437-4777 ~ Fax: 602-437-4770

April 2, 2008

Dear Homeowner,

This letter is being mailed to all homeowners informing you that at the March 25, 2008 Board of Directors Meeting for Estrella Village Manor a revision of the Fine Policy and Meeting Etiquette Policy was adopted by your Board of Directors. Please retain this copy for your permanent records, keeping them in a safe place for future reference.

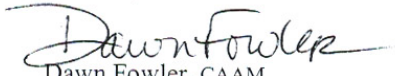
If you have tenants currently residing in your home, please make sure they are made aware of this change and provided a copy for them as well.

We encourage you to review your CC&R's and Community Guidelines to make sure that you are aware and familiar with them. If you need a set of documents, you may visit the community website at www.evmhoa.com or contact our office directly.

If you have any questions regarding these changes, please feel free to contact your Community Manager, Dawn Fowler for further information.

The Board of Directors is working very hard for you and your neighbors to make your community a better place to live in and would like to thank you for your understanding and cooperation with this new policy.

Sincerely,



Dawn Fowler, CAAM
Community Manager
For the Board of Directors
Estrella Village Manor Homeowners Association

Enc/2

Estrella Village Homeowners Association, Inc.

Violation and Fine Policy

Revised and adopted March 25, 2009

CONTEST A VIOLATION

- When a violation notice is sent to a homeowner, the notice includes a statement notifying the homeowner that they have a “RIGHT OF CONTEST”
- When a homeowner wants to CONTEST a violation, under Arizona Senate Bill #1560, A.R.S. §33-1803 and A.R.S. §33-1807, they must send the Board of Directors written notice that they are requesting a contest of the violation. Homeowners must send this request to the Association mailing address CERTIFIED MAIL.
- Contesting of the violation shall be received within ten (10) days of the date of the violation letter.
 1. Name of reporting party who noted an alleged violation of the CC&R’s and/or Guidelines.
 2. Provision of the documents that the homeowner has allegedly violated.
 3. Date and time the alleged violation of the CC&R’s and/or Guidelines was noted.
 4. Process in which the homeowner may appeal the violation.
- Any Contest, which does not meet the above requirements, shall not be heard by the Board and shall be considered **DENIED**.

APPEAL PROCESS

- Appeals shall demonstrate **extenuating Circumstances**, which require deviation from the CC&R’s and/or guidelines.
- Appeal shall include all pertinent backup information to support the existence of the **extenuating circumstance**.
- The appeal shall be held in Executive Session.
- Homeowner will have the opportunity to be heard for 5 minutes as part of the appeal process.
- The Board President will introduce all parties.
- The homeowner who is appealing will be asked to state their case and present any documentation that is applicable.
- Each Board Member will have the opportunity to ask the homeowner specific questions regarding the appeal.

painting, landscaping, front and back yard improvements, sheds, play structures, etc. When in doubt, submit your request. There will be a **\$500.00 penalty** assessed if any change is made without first obtaining the required written approval. Please save yourself the expense of this penalty and the expense of possibly having to remove the structure.

This Resolution was hereby adopted by the Board of Director of Estrella Village Manor Homeowner's Association on this day of 3/25, 2008

Luis Regalado

President

Thomas Giff

Vice-President

Paul D. Dering

Treasurer

Deane Alf

Secretary

M. Rana

Member

J. E. ...

Member