



BRIARWOOD VI HOMEOWNERS' ASSOCIATION

FINE SCHEDULE - September 2026

Our residents want to maintain their enjoyment of their homes and our unique small community. To protect the quality of life we enjoy in Briarwood VI, we want to make sure that everyone understands the communal parameters we want to maintain. The Board, therefore, has adopted a basic schedule of fines for violations of the association's governing documents and of local/state codes.

Please note: the following guidelines and fines will be effective for all homeowners. Landlords will be held responsible for any/all violations caused by their tenants. All costs associated with enforcing violations will be billed to the homeowner's account including but not limited to postage envelopes, paper, legal fees, etc.

DESCRIPTION OF VIOLATION	TIME TO CURE VIOLATION	INITIAL FINE	CONTINUAL FINE
Backwashing pool into our communal areas, or into the street. (Scottsdale Code Chapter 37, Article IV, Section 37-77) HOA fine is separate from City of Scottsdale fine. Violations will be reported to the City of Scottsdale.	N/A	\$100	\$200/occurrence
Violation of noise ordinance which states that there is to be no excessive noise after 10 PM that interferes with neighbors' quiet enjoyment of their property. (Briarwood VI Board Policy; City of Scottsdale Ordinance Section 5.2028)	N/A	\$50	\$100/occurrence (after initial violation)
Any activity that emits a foul or noxious odor that tends to disturb the peace, threatens health or safety, or otherwise interferes with the quiet enjoyment of property in the community (Scottsdale Code Chapter 18, Article II, Section 18-5)	24 Hours	\$50	\$100/occurrence (after initial violation)

Discharge of BB or pellet guns, or firearms of any type in the community (ARS 13-3107). HOA fine is separate from City of Scottsdale fine. Violations will be reported to the City of Scottsdale.	24 Hours	\$100	\$200/occurrence (after initial violation)
Failure to pick up after pet and deposit into receptacle. HOA fine is separate from City of Scottsdale fine. (Scottsdale Revised Code, Section 4-18) Violations will be reported to the City of Scottsdale.	24 Hours	\$50	\$100/occurrence (after initial violation)
Failure to store trash cans after each trash pickup so they are not visible to neighboring property. (Briarwood VI Rules & Regulations Section 1(6); CC&Rs Article IV, Section M)	24 Hours	\$50	\$100/occurrence (after initial violation)
Failure to submit to the HOA a Renter's Information Form for property they own and are renting to a tenant(s). Form must be completed & submitted within 15 days of the beginning of the lease term. (ARS Section 33-1260-01, ARS Section 33-1902.) A rental fee of \$25 is due to HOA when form is submitted; late fee is \$15. HOA fine(s) is separate from any violation fee(s) charged by the County Assessor's Office for failure to register rental property.	Seven (7) Days	\$50	\$15 every day after the end of the initial seven (7) day fine period
Failure to trim palm trees on homeowner's property by June 30 th each year. Briarwood VI Rules & Regulations Part VI, Section 7; CC&Rs Article IV, Section J (4), Section L.	Seven (7) Days	\$100	\$100 every seven (7) days after initial seven (7) day fine period
Failure to submit to HOA Board for review a proposed change plan together with accompanying documents. Any change/modification/alteration/improvement to the exterior of the home (front, side or back) that can be seen from the neighboring properties is subject to review. The Architecture Committee of the HOA Board will review the proposed change plan (one documentation is complete) and will respond in writing to the proposing homeowner within 30 days of submission of the completely documented proposed change plan. Briarwood CC&Rs Article IV,	Seven (7) Days	\$100	\$100 every seven days after initial fine period ends until compliance is confirmed.

Sections 2-8. Briarwood VI Rules & Regs. Section III			
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Note: Any other violation not specified shall have a minimum initial fine of \$50 with corresponding weekly fine until the violation is cured.