

Briarwood VI Homeowners' Association

Violation Fine Schedule

Our residents want to maintain their enjoyment of their homes and our unique small community. In order 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 several of the association's standards 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 common area, or into the street. 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 10PM 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, threaten 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)
Homeowner 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 and 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 seven days that pass from initial violation curing deadline of seven days
Discharge of pellet, BB gun or firearm of any type in the community. 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. Violations will be reported to the City of Scottsdale	24 hours	\$50	\$100/occurrence (after Initial Violation)

*Any other violations not specified shall have a minimum initial fine of \$50.00, with corresponding weekly fine until the violation is cured.