

**WARNER RANCH
PHASE 4 ASSOCIATION**

**SCHEDULE OF MONETARY PENALTIES
AND COMPLIANCE DEADLINES**

2026 Revised – Draft for Board Approval

ENFORCEMENT AUTHORITY AND PROCEDURE

Monetary penalties are imposed only after the notice and opportunity to be heard required by A.R.S. §33-1803(B). A written violation notice shall identify the applicable governing-document provision, the violation, the date observed, the person(s) who observed it, and the process for contesting the notice. A member receiving a written notice may respond by certified mail within 21 calendar days as provided by A.R.S. §33-1803(C). The Association will follow the statutory information-exchange and enforcement procedures before proceeding with enforcement.

Public / Overnight Parking Authority. Warner Ranch 4 was established before January 1, 2015 and the membership voted to continue regulating public roadways pursuant to A.R.S. §33-1818(B)(1). Accordingly, the Association continues to enforce its duly adopted overnight/public-roadway parking regulations, subject to applicable Arizona law and the exceptions provided by law. *The Association's separate county-recorder filing confirming the membership vote should be maintained with the Association's records.*

Note: The fine amounts below are the Association's adopted schedule. A listed amount is not an automatic penalty; the Board must follow the applicable notice, hearing, contest, and enforcement requirements before imposing a monetary penalty.

TYPE OF VIOLATION	COMPLIANCE DEADLINE	MONETARY PENALTIES
Trash / Recycle Containers Bulk Trash Recurring time: 90 days	3 days from date of violation letter	1st \$25 2nd \$50 3rd+ \$100
Street / Overnight Parking Stored Vehicle Parking on Landscape RV / Trailer, etc. (street or lot) Recurring time: 90 days	3 days from date of violation letter	1st \$50 2nd \$100 3rd \$200 4th \$300 5th \$400 6th+ \$500
Storage Units Construction Containers Recurring time: 90 days	14 days from date of violation letter	1st \$50 2nd \$100 3rd+ \$200
Yard Maintenance House Maintenance Recurring time: 30 days	14 days from date of violation letter	1st \$50 2nd \$100 3rd \$200 4th \$300 5th \$400 6th+ \$500
Repainting of Exterior of House 60 days to submit for approval; 30 days from approval to complete. Recurring time: 90 days	1st letter: 90 days 2nd letter: 30 days 3rd letter: 14 days	1st \$100 2nd \$200 3rd+ \$300
All Other Violations Recurring time: 90 days	14 days from date of violation letter	1st \$50 2nd \$100 3rd+ \$200
Backwashing in Greenbelt, Street, and other areas not on sewer. Recurring time: 90 days	14 days from date of violation letter	1st \$50 2nd \$100 3rd+ \$200

Board discretion and compliance with law. The Board is not required to impose the listed monetary penalty in every situation and may consider the nature, severity, duration, frequency, and circumstances of a violation, provided that the Board acts consistently with the governing documents and applicable law. Nothing in this schedule authorizes a penalty that is prohibited by Arizona law.

This schedule supersedes the Revised August 20, 2024 Schedule of Fines and Compliance Deadlines.