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BOARD OF DIRECTORS RESOLUTION
VIOLATION AND ENFORCEMENT POLICY

NOW, THEREFORE, based on the power granted to the Board of Directors, the Board hereby enacts the following Violation and Enforcement Policy. This policy supersedes any previous policies.

ENFORCEMENT OPTIONS

The "Governing Documents" include but are not limited to, the Declaration, the Bylaws, the Articles, the Association Rules, and the Design Guidelines, as amended and supplemented from time to time.

For violations of the Governing Documents, the Board has the following enforcement options:

1. Impose monetary fines;
2. Suspend the Owner's right to vote;
3. Suspend any Person's right to use the Common Areas and Village Common Areas or any designated portion of the Common Areas or Village Common Areas;
4. Deactivate an RFID tag;
5. Exercise self-help; or
6. File a lawsuit in Pinal Superior Court in order to seek an injunction to compel compliance with the Governing Documents. In any such action, the Association shall be entitled to recover all costs, including but not limited to, attorneys fees and court costs incurred by the Association.

The Board has the option to choose any of the above options or a combination of options. If the Board decides to impose a fine, the Board may choose to follow the Fine Schedule below. Additionally, the Board or manager may turn over any violations to the Association's attorney at any time.

FINE SCHEDULE

The fines set forth in this Fine Schedule shall constitute damages sustained by the Association and are intended to compensate the Association for the administrative burden of addressing the violation and the adverse impact of the violation on the community.

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The Board reserves the right to deviate from the fine amounts set forth herein. The Board also reserves the right to pursue any and all other remedies set forth in the Declaration at the same time or in lieu of levying the fines set forth in this Fine Schedule.

I. GENERAL FINE SCHEDULE

Typically, the amount of the fines imposed by the Board will be determined based on the following General Fine Schedule. Notwithstanding anything herein to the contrary, the Board retains the discretion to adopt supplemental fine schedules to address specific violations of the Association's Governing Documents and any such supplemental fine schedules may be set forth as exhibits to this Resolution. If a supplemental violation-specific schedule is not adopted, the General Fine Schedule will generally apply.

A. **TYPICAL FINE:** Typically, a fine for a violation will be **$500**.

B. **CONTINUING VIOLATIONS:** If the violation continues without resolution, a **fine of $500** may be assessed **every 14 days** until the violation is resolved.

C. **REOCURRING VIOLATIONS:** If a violation reoccurs within a six (6) month period, a fine of **$500** may be assessed.

II. SUPPLEMENTAL FINE SCHEDULES

Violation-specific fine schedules, if adopted by the Board, shall be set forth as Exhibits to this Resolution.

III. ADDITIONAL REMEDIES

A. In addition to fines, the Board reserves the right to enforce violations by any other means allowed by the Governing Documents or applicable law.

B. At any time, the Board or manager may turn over a matter to legal counsel for action, including but not limited to, a suit for injunctive relief.

C. Owners will be held responsible for the actions of their guests, tenants, lessees, contractors, subcontractors, and invitees.

The Board of Directors adopted the foregoing Resolution on the 23rd day of February, 2026.

By: _____ 2.23.26 President, for the Board of Directors

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EXHIBIT A

SUPPLEMENTAL FINE SCHEDULE – VIOLATIONS RELATING TO NUISANCES

The following Supplemental Fine Schedule shall apply to violations relating to nuisances. The Board has the sole discretion to determine if a nuisance exists.

1. FIRST VIOLATION: For any violation relating to nuisances, the Board may levy a fine of $50 for the first violation.

2. SECOND VIOLATION: If an Owner does not remedy the violation within the amount of time specified by the Association or if the Owner repeats the violation within three (3) months after the first violation, the Board may levy a fine of $500 for the second violation.

3. For any violation after that, the Board will determine the fine on a case-by-case basis.

4. The Board reserves the right to deviate from the fine amounts set forth herein. The Board also reserves the right to pursue any and all other remedies, including but not limited to the right to take legal action and all other remedies set forth in the Declaration, at the same time or in lieu of levying the fines set forth in this Supplemental Fine Schedule.

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EXHIBIT B

SUPPLEMENTAL FINE SCHEDULE – VIOLATIONS RELATING TO UNAPPROVED ARCHITECTURAL MODIFICATIONS

The following Supplemental Fine Schedule shall apply to violations relating to unapproved architectural modifications.

1. FIRST VIOLATION: If an Owner performs any unapproved architectural modifications, the Board may levy a fine of $500 for the first violation.

2. SECOND VIOLATION: If an Owner does not remedy the violation within the amount of time specified by the Association, the Board may levy a fine of $500 for the second violation.

3. THIRD VIOLATION: If an Owner does not remedy the violation within the amount of time specified by the Association after the second violation, the Board may levy a fine of $500 every 14 days until the violation is resolved.

4. For any violation after that, the Board will determine the fine on a case-by-case basis.

5. The Board reserves the right to deviate from the fine amounts set forth herein. The Board also reserves the right to pursue any and all other remedies, including but not limited to the right to take legal action and all other remedies set forth in the Declaration, at the same time or in lieu of levying the fines set forth in this Supplemental Fine Schedule.

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EXHIBIT C

SUPPLEMENTAL FINE SCHEDULE – VIOLATIONS RELATING TO SHORT-TERM RENTALS

The following Supplemental Fine Schedule shall apply to violations relating to short-term rentals.

1. ADVERTISING: If an Owner violates the short-term rental provision by advertising his or her property for less than ninety (90) consecutive days, the Board may levy a fine against the Owner in the amount of $1,000.00. If the Owner continues to advertise his or her property for less than ninety (90) consecutive days, the Board may levy a fine in the amount of $500.00 for every week the advertising remains uncorrected.

2. SHORT-TERM RENTALS: If an Owner rents his or her property for less than ninety (90) consecutive days, the Board may levy a fine against the Owner in the amount of $1,000.00 plus the rental amount, if known. If the rental amount is not known, the fine will be $5,000.00.

3. For any violation after that, the Board will determine the fine on a case-by-case basis.

4. The Board reserves the right to deviate from the fine amounts set forth herein. The Board also reserves the right to pursue any and all other remedies, including but not limited to the right to take legal action and all other remedies set forth in the Declaration, at the same time or in lieu of levying the fines set forth in this Supplemental Fine Schedule.

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EXHIBIT D

SUPPLEMENTAL FINE SCHEDULE – VIOLATIONS RELATING TO PARKING

The following Supplemental Fine Schedule shall apply to parking-related violations.

1. FIRST VIOLATION: For any violation relating to parking, the Board may levy a fine of $50 for the first violation.

2. SECOND VIOLATION: If an Owner does not remedy the violation within the amount of time specified by the Association or if the Owner repeats the violation within six (6) months after the first violation, the Board may levy a fine of $100 for the second violation.

3. For any violation after that, the Board will determine the fine on a case-by-case basis.

4. The Board reserves the right to deviate from the fine amounts set forth herein. The Board also reserves the right to pursue any and all other remedies, including but not limited to the right to take legal action and all other remedies set forth in the Declaration, at the same time or in lieu of levying the fines set forth in this Supplemental Fine Schedule.

EXHIBIT E

SUPPLEMENTAL FINE SCHEDULE – VIOLATIONS RELATING TO GATE IMPACT

The following Supplemental Fine Schedule shall apply to violations relating to gate impact.

1. Automatic Fine for Gate Impact: Any impact with the gate barrier arms or metal gate will incur an automatic fine of at least $100.00, irrespective of whether there is visible damage or not. The Association shall not be responsible for damage to any vehicle resulting from a gate strike.

2. Additional Repair Costs: If damage occurs as a result of an impact, the individual responsible will be liable for the cost of repairs or replacement in addition to the initial $100.00 fine.

3. Vendors, contractors, and service providers may be refused entry into Superstition Mountain if fines are not paid. If their vehicle has an RFID Tag assigned to it, that tag may be suspended as a part of the penalty.

4. The Board reserves the right to deviate from the fine amounts set forth herein. The Board also reserves the right to pursue any and all other remedies, including but not limited to the right to take legal action and all other remedies set forth in the Declaration, at the same time or in lieu of levying the fines set forth in this Supplemental Fine Schedule.