



Marley Park Community Association, Inc. Noncompliance Enforcement Guidelines

Adopted November 2, 2015

Effective January 1, 2016

Courtesy Notice

A Courtesy Notice may be verbal or in writing informing the resident of the noncompliance issue, including any violation(s) of the CC&Rs or Marley Park Resident Access Agreement and requests corrective action be taken.

Second Notice

Advise resident they have ten (10) days to remedy the noncompliance issue, or further enforcement action will be taken, except for:

- a. Trash/recycling container(s), which is immediate;
- b. Commercial Vehicle/Recreational Vehicle/Inoperable Vehicle Parking, which is immediate;
- c. Violations of the Marley Park Resident Access Agreement, which is immediate;

Hearing Notice

Advise resident that if the violation is not corrected within ten (10) days, a monetary penalty may be imposed, and access to the amenities may be terminated for a period up to ten (10) days and provides the resident an opportunity to be heard in accordance with Arizona State Law.

Monetary Penalty Notice

Advise resident of the nature of the violation, stipulates the monetary penalty (fine) to be imposed. The resident is also advised that if the violation is not corrected within ten (10) days, additional monetary penalties may be imposed every ten (10) days until the violation is corrected.

Note: When a violation of the Community Charter, Exhibit "B", Initial Rules, is noted, the Board may take whatever enforcement action necessary to remedy the violation without adherence to the above procedures (e.g., impose monetary penalty, exercise self-help, suspend privileges, proceed with legal action, etc., at the owner's expense).



Marley Park Community Association, Inc. Schedule of Monetary Penalties

Adopted November 2, 2015
Effective January 1, 2016

In accordance with the Community Charter for Marley Park, Chapter 9, Compliance and Enforcement, paragraph 9.1(a), the following schedule of monetary penalties, approved by the Board of Directors of Marley Park Community Association, Inc., may be imposed for violations of the governing documents.

Violation	Monetary Penalty
Amenity Violation	\$100.00
Animals & Pets	\$50.00
Commercial Vehicle*/Recreational Vehicle/Inoperable Vehicle	\$50.00 per day
Exterior Architectural Maintenance; Missing/Damaged Elements	\$150.00
Landscape Maintenance Violation(s)	\$150.00
Short Term Property Rental	\$500.00
Trash/Recycling Container Visible on Non-Collection Days	\$25.00 per day
Unapproved Architectural Modification(s)	\$200.00

*See attached Exhibit A, Defining Commercial Vehicles

Complaints must be in writing through the Marley Park Community Concern Form, available on www.marleypark.com. Management does not act on anonymous information in accordance with A.R.S. § 33-1803.

Monetary Penalties are subject to change. Please refer to the current years MPCA Assessment & Fee Schedule. If you require further information, please contact the Marley Park Community Association, Inc. at 623-466-8820 or communityassociation@marleypark.com.



Exhibit A
Defining Commercial Vehicles
Adopted November 2, 2015
Effective January 1, 2016

The term "Commercial Vehicle" is defined as any motorized vehicle or towed vehicle designed or used for a commercial or industrial function. This includes:

- Any vehicle registered or insured as a commercial vehicle.
- Panel trucks with commercial signage.
- Any vehicle, regardless of rating, that has visible racks for equipment, supplies or tools installed, or other appurtenances commonly used for commercial or industrial function.
- Vehicles with commercial lettering/signage or wraps that serve to promote or advertise a business or service. Magnetic overlays that closely match the vehicle color may be used to completely cover commercial lettering/signage.
- This definition shall not apply to vehicles that are permitted under *A.R.S. § 33-1809*.