



Sun Lakes
HOMEOWNERS ASSOCIATION #3
Architectural Landscape Department

IMPORTANT - PLEASE READ!

ALC Notice of Violation

As a community we all wish to maintain the integrity and standards set by the Homeowners Association. We all have a great deal of time and money invested in our homes and improvements and, with everyone's cooperation we can keep Iron Oaks at Sun Lakes a truly great place to live. It is the responsibility of the Architectural Landscape Department to routinely review all the properties in the community and assure that every Homeowner is in compliance to all the sections of the Association's Documents (CC&R, Rules & Regulations and the ALC Guidelines), which every Homeowner agreed to follow when they purchased their home. The main benefit of our activity and this process is the preservation of the beauty and "curb appeal" of our homes, which directly affects property value. Full time residents and part time residents are subject to the same rules and regulations covered in the Association's Documents.

The Association's Documents are very specific as to what is meant by "maintenance" as well as what constitutes a violation and they apply year round. The violation most frequently cited is the one relating to the maintenance of landscape. The following is a summary of the applicable sections of the Association's Documents:

Homeowners are responsible for the proper maintenance of all landscaping on their Lot, including the maintenance of all pools and other water features. This includes weed prevention and removal, pruning, removal of dead trees and other shrubbery, and proper chemical treatment of all pools and water features.

ALC Guidelines allow the Homeowner 10 business days to correct any stated violation after receipt of the first Notice of Violation. The first Notice is a Courtesy Notice and there is no fine assessed. The Homeowner is given 10 business days in order to take the necessary corrective action, or to contact the ALC and state when it will be completed. If the ALC has not received a response after the 10 business days or the proposed date of compliance exceeds a reasonable time frame, the ALC is required to notify the Homeowner with another Notice and levy the applicable fine. This will continue until the corrective action is taken.

If the Homeowner, Guests or Tenants fail to maintain landscaping in accordance with the standards required by the Rules, CC&R, ALC Guidelines, the Sun Lakes Homeowners Association (HOA) may, upon reasonable notice to Homeowner, take Remedial Action in order to bring property into Compliance. The HOA will charge the Homeowner for such work plus a 10% charge for overhead.

Homeowners are urged to have maintenance performed on their property on a regular basis during any extended absence so that these problems may be avoided.

I just got this Notice and it is already passed the Compliance Date?

All correspondence, including Notices are sent to the address listed in the Association's records at the time the Notice is sent. The Guidelines cover this issue as well:

It is highly recommended that the HOA management company, the ALC and/or Patrol be advised of any changes or alternate addresses different from the Sun Lakes address so that we would be able to contact the Homeowner in case of some emergency.

All Courtesy Notices of a potential violation or actual Fine Notices are made by mail. All Notices shall be deemed to be delivered and received twenty-four (24) hours after a copy of the same has been deposited in the United States mail, postage prepaid.

If the Notice is addressed to the Homeowner at the address given by the Homeowner to HOA, or the management company as the representative of the HOA, for the purpose of service (such as the Bill To address, etc.) of such notices, or the Notice is addressed to the address of the Lot, Parcel or Dwelling Unit owned by the Homeowner and there is no alternate address given, the Notice will also be considered delivered.

The stated time frame for corrective action to be implemented will have started and the appropriate fine will be assessed.

If you have or need to update an alternate contact for your property, please fill out the form on the next page and mail it to the address provided.

Thank you

ALTERNATE CONTACT INFORMATION FORM

Update Alternate Contact Information by Completing (please print) the form below:

Owner Name: _____ Unit#/Lot#: __/____

Property Address: _____

Primary Contact Phone#: _____ Alternate Phone#: _____ (Mobile? Y/N ___)

When you are not at the residence address above, please provide where we may contact you or send Notices and other important correspondence. All information is kept confidential and will only be used by the IronOaks at Sun Lakes HOA#3:

Alternate or Local Contact: _____

Alternate or Local Address: _____

Your email address: _____

Alternate email address: _____

Please sign and mail to address below:

Signature: _____ Date: _____

IronOaks at Sun Lakes HOA#3
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