



RULES & REGULATIONS

WELCOME to Campus Walk Condominiums! As a resident in this community, please be aware that you will be required to adhere to the rules and regulations as specified in the governing documents of the Association. This letter is to inform you of some common problems encountered in your community and the procedures associated with dealing with them. For a full copy of the documents, please ask your landlord or property manager.

In order to maintain a clean, healthy and desirable community at Campus Walk, the Board of Directors has implemented a fines policy to penalize those residents who disregard the rules of the community. With every rule violation the offender will receive a FIRST NOTICE, followed by a HEARING NOTICE for a second violation, which must be held before fines can be assessed. If the Board wishes to impose fines after this hearing is held, each fine can be assessed up to \$1000 per offense depending on the offense and the severity.

TRASH – Any unit with trash found outside the door of a unit or on the patio will be subject to a fine of a minimum of \$50. After the second violation and subsequent hearing, each time trash is seen outside the unit door, a \$50 fine can be imposed with or without notice. This policy also applies to trash found around the common area, i.e., ANYWHERE other than in the two designated dumpsters in the parking lot. We will have maintenance personnel taking note of trash in the common area and inspecting it to determine the unit responsible. **THE DUMPSTER IN THE ALLEY DIRECTLY BEHIND CAMPUS WALK DOES NOT BELONG TO CAMPUS WALK. DO NOT THROW YOUR TRASH IN THIS DUMPSTER.**

If the trash contains broken glass or other dangerous materials, the fine will increase to a minimum of \$100. ANY broken glass found on the property that can be attributed to a specific unit carries a MINIMUM fine of \$100.

Note: THE SMALL TRASH CANS AROUND THE COMMON AREA OF CAMPUS WALK ARE FOR SMALL MISCELLANEOUS TRASH, **NOT** PIZZA BOXES, BEER CASES, OR ANY OTHER HOUSEHOLD TRASH. ANY RESIDENT FOUND LEAVING INAPPROPRIATE TRASH ON THE COMMON AREA PROPERTY WILL BE SUBJECT TO THE FINES DESCRIBED ABOVE.

PET WASTE – It is the responsibility of each resident with a pet to pick up after his or her own pet. Not properly disposing of your pet's waste not only violates the rules and regulations of Campus Walk, but is also in violation of city ordinances. Residents not picking up after their pets are subject to fines by both the City of Tucson and the Association. **PLEASE HELP KEEP OUR COMMUNITY CLEAN AND PICK UP AFTER YOUR PETS!**

Pool – Carrying any type of glass into the pool area carries a MINIMUM fine of \$100. Anyone found or witnessed throwing glass into the pool area will be fined a MINIMUM of \$250. The pool will also be closed for an indeterminate amount of time whenever glass is found in the pool area. Any other infraction of pool rules carries a fine to be determined specific to that incident.

GATES – Campus Walk was designed with security gates in order to be a safe place for its residents. The security gates continue to be a problem at Campus Walk, despite MANY notices and requests that residents not prop the gates open or destroy them in any other way. **PLEASE do not prop gates open.** This causes stress on the hinges and causes them to break. The security gates lose all purpose and function if they are propped open or constantly broken. Please instruct guests to enter through the two main gates. Any resident seen propping open or damaging gates is subject to fines by the Association, to be determined by the Board of Directors.

PARTIES – Parties that do not respect the rights of all property owners and residents have been a problem at Campus walk. Any time the police are called regarding any disturbance, that unit can be fined from \$100-\$1000 per occurrence. In addition any unit that has a Red Tag placed on their door from this point forward will also face additional fines from the Association.

WEAPONS – If any person inside a unit or present at a gathering (more than (5) guests) held by the unit, RESIDENT OR GUEST, is found or witnessed having in their possession ANY kind of weapon on their person that is not carried under a legal Conceal and Carry (C&C) permit, that unit can be fined as much as \$1000. Residents who hold a C&C permit may legally carry weapons, but are discouraged from doing so when having guests over.

BALCONIES - According to the CC&Rs of the community, there can be nothing on units' balcony except a gas-operated BBQ. This includes bicycles, plants, furniture, boxes, etc. If you would like to add anything to your patio, there is an Architectural Request form that must be filled out and signed by the Homeowner and sent to our office. *(copy included in your welcome packet).*

BICYCLES: Bicycles must be stored at the bike racks provided on the property. They are not allowed on walkways, breezeways, or patios.

COMMON AREAS: The Association's Common Area consists of all landscape grounds, walkways, sidewalks, breezeways, study lounge, pool and parking lot. We have a maintenance man who maintains all common areas. However, it is the responsibility of all owners/tenants to take care of these areas to a reasonable extent and take pride in these areas. Please remember to clean up your trash and cigarette butts and place them in the trashcans and ashtrays provided.

Fines for violations of CC&Rs or other Board-adopted rules and regulations are subject to the same contractual laws as regular assessments, and can and will be collected in the same manner as regular monthly assessments.

It is important to note that the Association can ONLY assess fines to HOMEOWNERS (landlords) of the units. Fines will be posted to the homeowner's account along with regular monthly assessments. It is the homeowner's responsibility to monitor the actions of their tenants and to collect fines from their tenants for any violations.

As in many cases, the actions of a few cause problems for an entire group. We hope that these monetary penalties will help maintain appropriate behavior by the residents in Campus Walk. We also ask for assistance from our rule-abiding residents in discouraging these behaviors. The most effective way to monitor the community is with the residents' help. We believe the majority of Campus Walk residents will abide by the rules of the Association, and they would like to discourage problematic behavior as much as we would. Please report any illegal or disturbing behavior to the on-site manager.

Sincerely,

Board of Directors for
Campus Walk Condominiums

Cadden Community Management

1870 W. Prince Road #47

Tucson, AZ 85705

(520) 297-0797 Office (520) 742-2618 Fax

(520) 408-4561 Emergency after hours

(520) 882-0228 On-site Office

Debbie Tolton – On-site Manager

**RESOLUTION OF THE BOARD OF DIRECTORS
CAMPUS WALK CONDOMINIUMS
ADOPTED on March 31, 2008**

The Board of Directors of CAMPUS WALK CONDOMINIUMS adopts this resolution pursuant to ARS §33-1803, which provides that the Board of Directors of the Association is entitled to impose fines and penalties for violations of the Declaration of Covenants, Conditions and Restrictions (CC&Rs) and any rules adopted by the Board of Directors. The procedure for imposing fines and penalties is set forth below:

1. **First Notice:** In most cases, and when appropriate as determined by the Association Manager, the Manager will send the owner a First Notice of Violation, by first class mail, which specifically cites the applicable provision of the CC&Rs being violated and reminds the Owner that the violation must be corrected.
2. **Continuing Violation:** Each day that a violation continues after the Notice of Violation has been sent to the Owner is a separate violation and may be subject to the imposition of a fine.
3. **Compliance Committee:** The Board of Directors may appoint members of the Association to serve on a Compliance Committee. Such Committee shall be comprised of at least 1 member of the Board of Directors. The Compliance Committee shall serve as the initial hearing panel and shall be responsible for issuing the notice to the Owners of the date, time and place of any hearing, listening to any evidence presented, keeping minutes of any hearings, and making a recommendation to the Board of directors as to whether a violation has occurred and the amount of the proposed fine/or penalty. In the event that the Board of Directors does not appoint members to a Compliance Committee, then it shall serve as the hearing panel and it shall determine the amount of any fine and/or penalty. Such decision shall be final and binding.
4. **Notice:** Within 15 days from the date of the Notice of Violation, if the Violation continues past the period allowed in the Notice or if the same rule or provision of the CC&Rs is subsequently violated, the Compliance Committee shall send the Owner a Notice of Hearing before the Compliance Committee/or Board of Directors. The notice shall be sent by certified and first class mail and shall contain: (a) the nature of the alleged Violation; (b) the date, time and place of the hearing, which shall be not less than 10 days from the date of the notice; (c) an invitation to attend the hearing and produce any statement, evidence, and witnesses on the Owner's behalf, and (d) the proposed fine and/or penalty to be imposed. The Compliance Committee has the right to recommend that the amount of any attorney fees or costs incurred by the Association as a result of the Violation shall be imposed upon the Owner as an additional penalty.
5. **Hearing:** At the hearing the Owner shall be afforded a reasonable opportunity to be heard. Prior to any fine and/or penalty becoming effective, the Compliance Committee shall attach a copy of the Notice of Hearing and proof of mailing to the minutes of the hearing. Such proof shall be deemed adequate if the person who delivered the Notice of Hearing enters a copy of the notice together with a statement of the date and manner of delivery into the minutes. The notice requirement is satisfied if the Owner appears at the meeting. At the conclusion of the hearing, the Owner may be excused and the Compliance Committee shall deliberate and formulate a recommendation to the Board of Directors stating the amount of any fine to be imposed. The Compliance Committee is empowered to recommend that the Board impose a fine for each day that the Violation continues. **SEE ATTACHMENT A - SCHEDULE OF FINES.** The minutes of the meeting shall contain a written statement of Compliance Committee's decision and the amount of the fines and/or penalties, if any, to be recommended to the Board.
6. **Recommendation of Fine and any other Penalties:** The amount of any fine may be based on the following: (a) the seriousness of the Violation; (b) whether this is a first violation or a continuing Violation; (c) whether the type of offense poses a danger to property or any person; (d) any other extenuating or mitigating circumstances; and (e) whether the Owner agrees in good faith to correct the Violation within the time specified by the Compliance Committee.

7. **Determination and Notice of the Fine and/or Penalty:** If the Compliance Committee has been appointed and makes a recommendation to the Board, the Owner may request that the Board reconsider such recommendation. The Owner shall submit a written request (Petition) within 10 days from the date of receipt of the Notice of Fine. Such Petition shall state with specificity all relevant facts, which the Owner believes, refutes the Compliance Committee's decision. The board shall review the Petition and in its sole discretion may convene a hearing to review the Owner's Petition. If the Board decides to hold a hearing, the Owner shall be notified of the date, time and place by certified and first class mail. The meeting will be held in executive session and the Owner shall be entitled to make a presentation as to why the Board should withdraw the Notice of Fine. After the presentation, the Board shall make a finding as to whether the fine/penalty remains in effect, is modified, or is rescinded. The Board shall send written notice to the Owner of its decision and such decision shall be final and binding on the Owner.
8. **Payment of the Fine and/or Penalties:** Any fine/penalty which is not paid within 15 days of the due date set forth in the Notice of Fine, is delinquent and subject to the imposition of late fees and interest in the same manner as any other assessment, subject to applicable Arizona law. ARS §33-1803.B limits the amount of any late charge to \$15.00 or 10% of the amount due, whichever is greater).
- IX **Collection:** Collection of any fines and penalties may be enforced against any Owner in the same manner as the collection of delinquent assessments, including the placement of a lien against the lot.
- X **Effective Date:** The effective date of this resolution is **March 31, 2008.**

DATED this 31st day of March, 2008.
CAMPUS WALK CONDOMINIUMS

By: _____ Date: _____
CAMPUS WALK CONDOMINIUMS

CAMPUS WALK CONDOMINIUMS
Policy of Corrective Actions and Schedule of Fines

Adopted March 31, 2008

Pursuant to A.R.S. § 33-1803, no fines will be assessed against an Owner unless notice of the violation and an opportunity to be heard has been provided to the Owner. Any fine which is imposed after an Owner either waives the right to be heard, or has its hearing before the Compliance Committee shall be considered as an assessment. The Association has the right to collect fines in the same manner as it collects delinquent assessments. In addition to imposing fines and penalties for violations of the CC&Rs and rules, the Association may also exercise any other legal remedy available.

If the Owner is sent a Notice of Violation (either First Notice or Final Notice), the Owner is responsible for providing written notice to the Manager that the violation has been corrected. There may be a delay between the time the Owner mails, faxes, or e-mails the notice of correction to the Manager and the time that the Manager actually receives such notice. The Manager is authorized to credit the Owner's account for any fines, which accrue during this delay after the Manager has verified that the violation was corrected.

In each instance where the amount of a fine is set forth below, that fine will not be imposed until the Owner has received the First Notice of the Violation and has been provided with an opportunity for a hearing.

Violations of Article 4, Section 4.3 Improvements and Alterations

The Board may impose a fine of up to \$1000.00 against an Owner if the Owner, Resident or Lessee of such Owner's Lot, fails to obtain written approval of all plans and specifications for improvements to the Lot from the Board of Directors prior to installing such improvements which would be Visible from Neighboring Property, or if such persons fail to comply with any other provision of either Article 4, Section 4.3 of the Declaration or the Design Guidelines. The fine may be waived, if the Owner submits a request for approval to the ACC within 15 days of the date of the Notice of Fine.

The failure of an Owner or Resident to remove or satisfactorily correct an Improvement, which has not been approved by the Board of Directors, may result in the Association filing legal action to obtain a court order requiring the Owner to correct the violation. In any such legal action, the Association will seek a judgment against the Owner for its attorney fees, costs, and expenses incurred in such action pursuant to Article 4, Section 4.3 of the Declaration and pursuant to Arizona law. In addition, the Board may impose an additional fine of up to \$5.00 per day for each day the Owner fails to comply with the demand from the Board or ACC regarding the submittal, removal, or correction of an Improvement installed without the written approval of the ACC.

Violations of Article 4, Section 4.5 Animals

An Owner is subject to a fine of up to \$1000.00 for any violation of Article 10, Section 10.3 of the Declaration. Such Owner is entitled to receive two warning letters prior to the Board taking any action. The failure of the Owner to comply with the warning letter in the time provided therein will result in the Board imposing an additional fine of up to \$5.00 per day for each day the Owner fails to correct the violation.

Violations of Article 13, Section 13.1 Enforcement of Other Violations Not Listed Above

The board may impose a fine of up to \$1000.00 against an Owner if the Owner, Resident or Lessee of the Owner's Lot, fails to comply with any of the provisions of Article 13, Section 13.1 of the Declaration which are not previously listed above. The Owner is entitled to receive an initial notice of violation and a notice of fines hearing prior to the time the Board takes any action. The failure to comply with the terms of the warning letter in the time provided therein will result in the Board imposing an additional fine of up to \$5.00 per day for each day the Owner fails to correct the violation.