

CAMPUS WALK CONDOMINIUMS

C/o Y Cross Management Group

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Dear Campus Walk Homeowners and Residents:

PLEASE TAKE THE TIME TO READ THIS LETTER AND PASS IT ON TO ANY OTHER RESIDENTS OR TENANTS.

This letter is to inform you of some recent changes and policy decisions regarding your community. Due to the continuing problems with a number of issues at Campus Walk, the Board of Directors has implemented a fines policy to fine residents who continue to show disregard for the rules of the community. Below is a list of common problems and the fines and procedures associated with them:

TRASH – Any unit with trash found outside their door 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, the initial fine for the second violation is \$50. After this point, the unit can be fined \$50 EACH TIME trash is seen outside their door, 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.

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

NOTE: BECAUSE OF SOME RESIDENTS' UNWILLINGNESS TO TAKE THEIR TRASH TO THE APPROPRIATE DUMPSTERS, THE SMALL TRASH CANS AROUND THE COMPLEX WILL BE REMOVED. ONLY THE TRASH CAN IN THE POOL AREA WILL REMAIN. ANY TRASH FOUND ON THE COMMON AREA PROPERTY WILL BE SUBJECT TO THE FINES DESCRIBED ABOVE.

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 – The security gates continue to be a constant 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. We have had several recent break-ins at Campus Walk. 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 – Out-of-control parties remain a problem at Campus Walk. Any unit that has a police visit that can be attributed to partying can be fined by the Association. This fine can range anywhere from \$100 to \$1000. Any unit that has a RedTag placed on their door from this point forward will also face additional fines from the Association.

*There have been several incidents involving weapons at parties in Campus Walk. If any person inside a unit or present at a gathering (more than 5 guests) held by that 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 a MINIMUM of \$300, but 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.

Any violation of Association rules is subject to the same process and fines policy as described in the TRASH section. All violations will receive a FIRST NOTICE, followed by a HEARING NOTICE upon a second violation. A hearing must be held in order to allow the homeowner or resident to state their case with respect to the violation. Based on that hearing, if the Board decides to impose fines, the homeowner will be fined the appropriate amount for the violation. **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 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.

We hope that these monetary penalties will finally correct the behavior that is being exhibited by a minority of residents in Campus Walk who continue to show blatant disregard for the rules and regulations of this community or the rights of their neighbors. 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 are abiding by the rules of the Association, and they would like these offenses to end as much as we would. Please report any illegal or disturbing behavior to the management company above.

If you have any questions regarding this letter or the policies it outlines, please contact David Way with Y Cross Management at the above contact information.

Sincerely,
Board of Directors for
Campus Walk Condominiums