



Signal Butte Ranch Community Association Assessment and Violation Policies

Effective 5.8.25

1. Assessment Collections Policy

Assessment Due Date: \$62 due the first of every month

Delinquency Timeline & Charges:

Past Due	Action Taken	Fee Assessed
30 Days	Late fee applied <u>on</u> the 30th	\$15
60 Days	Collections Notice Sent	\$55
90 Days	Collections Notice Sent	\$55
120 Days	Collections Notice Sent	\$55
150 Days	Intent to Lien notification sent	\$55
180 Days	Lien recorded	\$265
Every month the account remains in default		\$55 collections notice + Lien accrues interest
Account balance exceeds \$2,500		\$5,000+ *

*Once an account balance exceeds \$2,500, the account will be turned over to a Collections Attorney. This will result in an additional \$5,000+ charged to your account for attorney fees.

If you are behind in payments, please come speak to the board to work out a payment plan. We will work with you to help you avoid expensive lien and collection fees.

Payment Remittance Address:

Signal Butte Ranch Community Association

P.O. Box 98526

Phoenix, AZ 85038-0526

Must include account number on check

2. Violation Policy

To maintain a safe, clean, and harmonious community, Signal Butte Ranch has established the following process for addressing violations of the community's CC&Rs and rules:

Violation Observation & Fine Schedule:

- **1st Observation:** Courtesy Email
- **2nd Observation:** Mailed Letter, \$0 Fine
- **3rd Observation:** \$50 Fine
- **4th Observation:** \$100 Fine
- **5th Observation:** \$150 Fine
- **Right to Cure Certified Letter:** \$55
- **HOA Cures Violation at homeowner expense:** \$200 Minimum

*Each observation will be at least 20 days apart.

4. Appeal Policy

Homeowners may submit a written appeal regarding violations, fines, or late fees to the Board of Directors via the resident portal Requests tab. Appeals are reviewed on a case-by-case basis.

Fine Waiver Eligibility:

- Homeowners are eligible for a fine waiver if:
 - The homeowner is current on assessments or has a board approved payment plan to become current.
 - Any violations have been corrected.
 - No previous waivers have occurred within the past year.
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6. Communications

All community announcements, violation notices, billing communications, and community documents are available to view via **the Resident Portal at SignalButteRanch.com**. Homeowners are encouraged to log in regularly to monitor account activity and view community updates.