

Santa Rita Ranch III Homeowners Association

Property Address: [REDACTED]

Account Number: [REDACTED]

REMINDER NOTICE

Dear [REDACTED]

According to our records, you are delinquent in the payment of the Assessments owed to Santa Rita Ranch III Homeowners Association (the "Community"). The total due, as of the date of this letter, is [REDACTED] which includes the late fees.

You are obligated to pay assessments pursuant to the Community's Assessment Collection Policy. **Please remember that if you recently made a payment, it could take three to five days to post to your account.** As you know, the Community relies on owner's assessments to meet its financial obligations. You may wish to refer to your Community's Collection Policy and other Governing Documents which outline your obligation for assessments and related charge as a member of the Community. This letter is from a debt collector in an attempt to collect a Debt for the Community pursuant to AAM's contractual obligations, and any information obtained in connection herewith may be used for that purpose.

Please remit payment in full immediately. If you are unable to pay, the Association will consider a request for a reasonable payment plan (that brings the entire account current within one year). Contact one of our Customer Service Representatives for further details. They [REDACTED]

For your convenience, attached is a coupon you may use to remit your payment in full. Your prompt attention to this matter is greatly appreciated. Thank you.

Sincerely,

Tucson Office
Agent for Santa Rita Ranch III Homeowners Association

When Recorded Mail to:

Santa Rita Ranch III Homeowners Association

**NOTICE OF ASSOCIATION ASSESSMENT LIEN
PURSUANT TO A.R.S. § 33-1256 OR § 33-1807**

Santa Rita Ranch III Homeowners Association, an Arizona Nonprofit Corporation ("Association"), hereby gives notice that, pursuant to A.R.S. § 33-1256 or § 33-1807, the Association has a lien for assessments (and potentially other amounts allowed by law) pursuant to the Association's Declaration of Covenants and Restrictions ("Declaration"), which was recorded as Sequence Number 2014-1350563 on May 15, 2014 in the Pima County Recorder's Office under Article 8, Section 8.4.

1. The legal description of the unit against which the lien exists (the "Unit") is

- a. Commonly known as:

2. The owner of the Unit, according to the Association's records, is:

3. The amount of the lien, as of _____ is: _____.

The amount of the lien may increase as set forth in the Declaration and A.R.S. § 33-1256 or § 33-1807 until it is satisfied in full.

IN WITNESS WHEREOF, I have hereunto set my hand this _____

By: _____

Christine Gant, the Managing Agent of Santa Rita Ranch III
Homeowners Association

State of Arizona
County of Maricopa

The foregoing instrument was acknowledged before me this _____ Christine
Gant, the Managing Agent and Legal Document Preparer of AAM, LLC, an Arizona limited liability company, on behalf
of Santa Rita Ranch III Homeowners Association

Santa Rita Ranch III

RE: [REDACTED]

Account# [REDACTED]

COURTESY NOTICE

Violation: Vehicle

Dear [REDACTED]

Santa Rita Ranch III Homeowners Association is a planned Community created and governed by deed restrictions (CC&Rs). The purpose of the CC&R's is to ensure that your neighborhood continues as a well maintained community with enhanced property values.

The following non-compliance issue with respect to your property was noted on: [REDACTED]

Parking Commercial vehicles on any driveway, lot or any common area is prohibited per the CC&Rs.

There are photos of your violation available for your review. To review these photos, please visit <https://www.homeownerresources.com/compliance> and enter the following id: [REDACTED]

Please bring this issue into compliance within **15** days from the date of this inspection. If you wish to contest this notice, the process you must follow is to file an appeal with the Board of Directors. Please visit <https://www.homeownerresources.com/Appeals> to file your appeal. Requests for an appeal must be received within **21** days of receipt of this notice. If you have any questions regarding this [REDACTED]

If this matter has already been corrected, we thank you for your promptness. Your cooperation is most appreciated by your community.

Sincerely,

Danielle Lalosh
Community Manager
[REDACTED]

For the Board of Directors
Santa Rita Ranch III Homeowners Association

Santa Rita Ranch III

RE: [REDACTED]

Account# [REDACTED]

2ND NOTICE OF NON-COMPLIANCE/FINE NOTIFICATION

Violation: Vehicle

Violation Date: [REDACTED]

Dear [REDACTED]

Santa Rita Ranch III Homeowners Association is a planned community created and governed by deed restrictions (CC&Rs). The purpose of CC&Rs is to ensure that Santa Rita Ranch III Homeowners Association continues as a well-maintained community and promote the enhancement of property values. Certain restrictions have been established in order to preserve the homogeneous and aesthetic appeal of the community. AAM, LLC has been contracted to assist the Board of Directors in gaining compliance with these restrictions through impartial enforcement.

In an effort to gain compliance, the community is inspected on a regular basis. If any deviations from the community restrictions are noted, we have been asked by the Board of Directors to inform the homeowner of the deviation. We have become aware of violation(s) of the governing documents in connection with your lot/unit that appears to deviate from the community restrictions and ask that it be brought into compliance. You are hereby notified of the following violation.

Parking Commercial vehicles on any driveway, lot or any common area is prohibited per the CC&Rs.

There are photos of your violation available for your review. To review these photos, please visit <https://www.homeownerresources.com/compliance> and enter the following id: [REDACTED]

A fine of \$ [REDACTED] has been posted to your account for the violation indicated above. Please bring this issue into compliance within 15 days from the date of this inspection. Pursuant to Arizona law, the process to contest this notice is to appeal the fine before the fine becomes a permanent obligation. Please visit <https://www.homeownerresources.com/Appeals> to file your appeal. Requests for an appeal must be received within 21 days of the date of this notice. You will have the opportunity to present backup documentation, if any, supporting your appeal. If the Board approves your appeal, the fine will be reversed and your contest of this notice will have been successful.

The Association can enforce/collect the fines by suit of money judgment, by late charges, and by charging interest. If necessary, the Association has the ability to bring a lawsuit for injunctive relief. In the event litigation is necessary, the association will be entitled to all of its legal fees and costs incurred. If you are unsure how to gain compliance with the above-mentioned item, or if there is any way that we can assist you in resolving this situation, please feel free to contact me at [REDACTED] or email me at [REDACTED]. Our Community appreciates your cooperation.

Sincerely,

Ken Inskeep
Area Manager

For the Board of Directors
Santa Rita Ranch III Homeowners Association