Casabella Condominium Association
C\O Associated Property Management Inc.
3260 E Indian School Rd
Phoenix AZ 85018
**Address Service Requested**

Office 480-941-1077

December 8, 2025

Account # 1057203711
10101 N Arabian Trail 2037
Scottsdale AZ 85258

Braylon Hanson
10101 N Arabian Trail 2037
Scottsdale AZ 85258

# 1st NOTICE OF NON-COMPLIANCE

Re: 1st Notice of Violation
Architectural Control observed on 12/7/2025

Dear: Braylon Hanson

As you are aware, your property within the Association is subject to a Declaration of Covenants, Conditions, and Restrictions which is a "Governing Document" of the Association and includes an enforcement procedure. The provisions in this document have been created to facilitate the harmonious operation of the community. Often, in community living, individuals must curb some of their activities for all the residents in the Association to enjoy living within the community.

While the Board of Directors believes that you would not intentionally violate the Governing Documents, it was observed on 12/7/2025 regarding Section of the CC&R's and or the Rules as defined by the Board regarding the following:

**Please submit an Architectural Request for the unauthorized changes. Unit 2037 is currently listed for sale. In the photographs shown on the website the owner of unit 2037 did install L.V.P. flooring without submitting an Architectural Design Request Form as required by Casabella CC&Rs. It is unknown if underlayment was installed under L.V.P flooring for Casabella requirements for 2nd floor hard coverings.**

Please take care of this within twenty-one (21) days of the date of this letter. Curing this violation within the time requested will satisfactorily resolve this matter. If this compliance issue is not taken care of within the time frame given, there will be a **fine** assessed to your account for non-compliance.

Understand that the Association does fully intend to pursue compliance with all Deed Restrictions including, but not limited to, invoking the Association's fine policy or other legal remedies. The Board would like to resolve this situation without the need to impose fines or institute legal action and therefore requests that the above referenced violation be corrected within twenty-one (21) days of the date of this letter.

**A.R.S 33-1803/33-1242 provides the procedure for any Owner to dispute a notice of violation. The Owner's response must be sent to the Association by certified mail within twenty-one (21) calendar days after the date of this letter. The response from the Owner must be mailed by certified mail to the address at the top of this notice.**

**You are hereby provided written notice that you, the unit owner, have the option to petition for an administrative hearing on this matter in the Department of Real Estate pursuant to Arizona Revised Statutes Section 32-2199.01.**

Ref account number: 1057203711

**ARS 33-1803(B) After notice and an opportunity to be heard, the board of directors may impose reasonable monetary penalties on members for violations of the declaration, bylaws and rules of the association.**

Thank you in advance for your cooperation. If you have any further questions or feel this violation has been corrected or has been sent in error, please feel free to contact me at 480 941–1077 ext. 33 or Regina@apm–management.com.

For the Board of Directors,

*Regina Goodwin*

Regina Goodwin
Management Consultant for
Casabella Condominium Association
480 941–1077 ext. 33

Authentisign ID: CDCFBACA-A3DA-F011-8195-000D3A1E5303

**PLEASE SUBMIT COMPLETED FORM TO:**

**CASABELLA HOMEOWNERS' ASSOCIATION**

c/oAssociatedPropertyMgmt.
3260 E. Indian School Road
Phoenix, Arizona 85018
Office: (480) 941-1077
sandra@apm-mangement.com

# Architectural Design Approval Form

**NAME:** Braylon Hanson

**ADDRESS:** 10101 N Arabian Trail

**UNIT #:** 2037 **BUILDER:** _____

**HOME PHONE #:** (509) 302 - 8480

**WORK PHONE #:** (____) _____-_____

**Prior to committee review, the homeowner must sign to verify that:**

1. **His/Her Association fees are paid and current**
2. **No Liens and /or fines are owed to the Association**
3. **I understand and agree that:**

   **(a) A copy of this request shall be returned to me after review by the Architectural Design Committee.**

   **(b) No work on this request shall commence until written approval of the Architectural Design Committee has been reviewed by me.**

**HOMEOWNER SIGNATURE:** Braylon Hanson
12/16/25

**DATE SIGNED:** _____

## REQUEST

**Description of Request**

**- Provide full details of purpose and/or reason, type, color, size of improvement and materials, and location utilizing page two of this form. Use additional 8 1/2' x 11' paper if necessary. NOTE: AN ACCURATE DRAWING MUST BE ATTACHED. AN ACCURATE SITE PLAN MUST BE INCLUDED.**

See next Page.

Authentisign ID: CDCFBA6A-A3DA-F011-8155-000D3A1E5303

# CASABELLA HOA ARCHITECTURAL CHANGE REQUEST

1. **Contractor Name, Address, and Phone Number:**
   Work performed by unit owner.

2. **General description of work to be done:**
   No new work is proposed. This request is submitted to document and confirm approval of existing interior flooring previously installed within the unit.

3. **Type of materials to be used: (attach if necessary)**
   Existing LVP flooring with sound and moisture barrier underlayment.

4. **Color(s) to be used (please include sample paint chips if appropriate:**
   Existing neutral white oak color.

5. **Dimensions of structure (height, width, etc.) if applicable:**
   Not applicable.

6. **Date proposed work is to begin:**
   Not applicable. No new work proposed. Existing condition only.

7. **Anticipated completion date:**
   Not applicable. No new work proposed. Existing condition only.

**UNIT OWNER SIGNATURE:** Braylon Hanson **DATE** 12/16/25

**The Architectural Committee will review and take ACTION on your request as soon as possible. They may approve, deny or return this request for further information. Also committee may wish to inspect the work while in progress.**

Authentisign ID: CDCFBA6A-A3DA-F011-8195-000D3A1E5303

This ADR request is being submitted to document and confirm approval for existing LVP flooring currently installed within Unit 2037.

The flooring installation is not visible from the exterior and does not alter any structural components or common elements of the building. The LVP flooring was installed with an appropriate sound and moisture barrier underlayment.

This submission is intended to provide clarification and obtain confirmation of compliance for the existing condition. No new construction, modification, or alteration is proposed as part of this request.

Authenti

Braylon Hanson 12/16/25

Authentisign ID: CDCFBA8A-A3DA-F011-8195-000D3A1E5303

# Architectural Design Request Form

## *ACTION PAGE*

(Architectural Committee Use Only)

**The Architectural Committee has taken the following action on this application:**

__X__ **REJECTED: Application does not meet the Design Guidelines of HOA**

The LVP Flooring installed as submitted, cannot be evaluated or approved. The hard floor requirements for the upper level include an underlayment and minimum noise specifications for the flooring and underlayment. Please see the attached page. SCRun 12/17/2025 Casabella Architectural Committee

_____ **REVIEWED: Additional information and revision needed prior to approval**

_____

_____

_____

_____

_____ **REVIEWED AND CONDITIONALLY APPROVED: Refer to following changes**

_____

_____

_____

_____ **APPROVED: This form is approved as submitted and meets the required standards of the HOA. This approval constitutes issuance of the Certificate of Approval. This approval is subject to all applicable City and State permits, codes, and regulations. These are the responsibility of the homeowner.**

**APPROVED BY:** _____ **DATE:** _____

**APPROVED BY:** _____ **DATE:** _____

***Please inform property manager of date and time work will begin.***

**Casabella Unit 2037 Architectural Request Upper Level Hard Flooring - Rejected**

The Casabella Architectural Design Committee rejects the Architectural Design Request as submitted for the unapproved Vinyl flooring installation in unit 2037.

The work was completed with no Architectural Request. As well, there are requirements set out for installation of hard flooring in upper units. These include the minimum Sound Ratings of the hard flooring in addition to acoustic underlayment. This information for the flooring used was not supplied in the Architectural Design Request.

"Minimum Noise Specification Requirements for underlayment at Casabella are as follows. The Ratings for each Underlayment is available from point of purchase. Most Best quality Underlayment can meet the requirements. 1) STC Sound Transmission Class : 65 2) IIC Impact Insulation Class : 70 3) Delta IIC Isolation Impact Footfall Noise : 25 The Architectural Request must include the Flooring Type, Brand Name, Coverage, and the Specific Underlayment to be used (must include the Noise Ratings). Inspections of the underlayment to be used will be checked before installation. This is necessary for continued enjoyment of First Level Units."

The Committee feels the unit owner is placing the issue on the Board to grant an approval of the installation of Vinyl Flooring that, as submitted, does not meet the requirements. The issue should be placed on the owner of unit 2037 for failing to follow the guidelines set in the Casabella Architectural requirements for installations of hard flooring in upper units.

The Committee recommends to the owner of 2037 install carpeting or underlayment in all areas listed in Casabella Architectural Requirements. The committee also request that a member of the Casabella HOA be present during the installation and completion of carpeting or underlayment.

The ultimate goal of denying this Architectural Request is to ensure the minimization of noise transferring from the second floor Units to the first floor Units due to the installation of 2nd floor hard flooring.

