LAS BRISAS COMMUNITY ASSOCIATION
C/O CITY PROPERTY MANAGEMENT COMPANY
4645 E. COTTON GIN LOOP
PHOENIX, AZ 85040

xxxxxx
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DONNA M SHADDEN
KEITH SHADDEN
18600 W PIONEER ST
GOODYEAR, AZ 85338-7501

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Las Brisas Community Association
4645 East Cotton Gin Loop
Phoenix, AZ 85040

VIOLATION NOTICE

8/19/2024

Donna M Shadden and Keith Shadden
18600 W. Pioneer St
Goodyear, AZ 85338

RE: Las Brisas Community Association Lot 1-175
18600 W. Pioneer St, Goodyear, AZ, 85338

Dear Donna M Shadden and Keith Shadden:

To maintain property values and aesthetics for the benefit of the entire community, the Board of Directors of Las Brisas Community Association are responsible for ensuring compliance with the Association's governing documents. City Property Management has been contracted to assist the Board in gaining compliance.

It was noted that the following condition, observed on 8/19/2024, may not be in accordance with the Association documents:

It was observed during a recent inspection of the community on 8/19/2024 that your property has reflective material covering your windows. No reflective materials, including, but not limited to, alumnium foil, reflective screens or glass, mirrors or similar type items, shall be installed or placed upon the outside or inside of any windows.

This condition is in violation of the Association governing documents, including but not limited to **Section 5.10 "Windows" of Article 5 "USE RESTRICTIONS" on page 19 of the Covenants, Conditions and Restrictions, Section "SECURITY DOORS, SCREEN DOORS AND SUNSCREENS" of Section "DESIGN GUIDELINES" on pages 8-9 of the Association Rules and Design Guidelines, Section "WINDOWS" of Section "DESIGN GUIDELINES" on page 10 of the Association Rules and Design Guidelines**.

Please understand that the Board has a duty to enforce the Association's governing documents. Therefore, we respectfully request that you correct the above violations within 10 days from the date of this letter. If you fail to do so, the Board may consider legal action.

Please be aware that the Board is also considering monetary penalties for the above violations. Before fines are imposed by the Board, you have a right to be heard. In order not to waive your right to be heard, you must contact the Association's Community Manager, Jaime Cryblskey, at City Property Management Company, 4645 East Cotton Gin Loop, Phoenix, AZ 85040, in writing within ten (10) days of the date of this letter to schedule your hearing. If fines are imposed and they remain unpaid, they will be collected pursuant to A.R.S. 33-1807.

Pursuant to A.R.S. 33-1803, you may also request a written explanation regarding this violation notice by submitting a written response to the Association's Community Manager, via certified mail, within twenty-one (21) calendar days of the date of this violation notice.

A member may petition for an administrative hearing with the Arizona Department of Real Estate.

Thank you for your cooperation in this matter. **If you have any questions, concerns or special circumstances, you can access a web page specific to this violation at `https://compliance.cityproperty.com/WJPADQQD` where you will be able to ask questions, make comments, or indicate that the condition has been resolved. The QR code in the upper right corner of this letter can also be used to view this page.**

Sincerely,

Jaime Cryblskey
Community Manager

cc: Board of Directors, Las Brisas Community Association

Violation photos may be viewed in full color by logging into your Homeowner Portal account at https://homeowners.cityproperty.com.