

TURTLE ROCK III
c/o VISION Community Management
16625 S. Desert Foothills Parkway
Phoenix, AZ 85048
phone: 480-759-4945 fax: 480-759-8683

February 19, 2015

ADDITIONAL MONETARY PENALTY

LYNNE FISHER
901 E MICHIGAN AVE
PHOENIX, AZ 85022

Turtle Rock III Lot #: 056 / 901 E Michigan Ave / Phoenix, AZ 85022

Dear Lynne Fisher,

Living in a planned community such as yours provides the homeowners with many benefits, but it also makes necessary certain restrictions. The entire community is monitored regularly for adherence to the CC&R's, rules, regulations and architectural guidelines of your community. All homeowners are asked to do their part in protecting property investments by following these rules.

CC&Rs Article VI, Section 4: "No reflective material, including but not limited to: aluminum foil, mirrors or similar type items, newspapers, bed sheets, or cardboard shall be permitted to be installed or placed on the outside or inside of any windows or any other part of a Lot which can be seen from other Lots, Common Areas, or outside the development."

The following violation was noted and we are asking that you take steps to correct this violation within 10 days to avoid further action as outlined by your community's Enforcement Policy.

Inspected by Annette Milauskas on 2/18/2015
Improper window coverings: Blinds need to be replaced.
Please replace with an approved window covering.

Due to repeated non-compliance, **an additional monetary penalty of \$100 has been assessed to your account.** Should you not pay your additional monetary penalty, the association will collect said fees pursuant to its collection policies. You may submit a written request to our office for a hearing on this matter within 10 days. Failure to comply with the request to bring your property into compliance will result in additional monetary penalties.

Thank you in advance for your prompt compliance regarding this request and for making this community a wonderful place to live. Should you have any questions regarding this letter, please call our office immediately.

Sincerely,
VISION Community Management
Managing Agents for Turtle Rock III

More information regarding your account is available by logging in at www.WeAreVision.com
User Name: FisherLynne Password: M1rrxs1~

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Inspected by Annette Milauskas on 2/18/2015

House needs to be painted: House needs stucco repair and paint.

Please submit an architectural application with paint scheme for review.

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LETTER 1

LYNNE FISHER
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CC&Rs Article VI, Section 1: "the Owner of each Lot shall keep said lot free from all rubbish, litter, and noxious weeds; install, maintain, cultivate and keep in good condition and repair: shrubs, trees, grass, lawns, plantings, and other landscaping located, or from time to time placed, upon the side and rear yards of said Lot, including front yard landscaping; trim and restrain all trees, shrubs or plantings of any kind so that they shall not be allowed to overhang or otherwise encroach upon, above or below any walkway, or adjoining Lot"

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Inspected by Annette Milauskas on 2/18/2015

Weeds in landscape gravel

Please remove weeds/grass from landscape gravel.

If you have extenuating circumstances that will prevent you from correcting the violation within the allotted time frame, please contact Vision Community Management immediately. If you would like to request a hearing with the Board of Directors on this matter, please submit a written request to our office within 30 days.

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Trash container in view

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Improper window coverings: Blinds need to be replaced.
Please replace with an approved window covering.

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Inspected by Annette Milauskas on 3/19/2015

**Garage door in disrepair: Garage door full of dry rot or termites. Please replace.
Please take the necessary steps to replace/repair the garage door as needed.**

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Living in a planned community such as yours provides the homeowners with many benefits, but it also makes necessary certain restrictions. The entire community is monitored regularly for adherence to the CC&R's, rules, regulations and architectural guidelines of your community. All homeowners are asked to do their part in protecting property investments by following these rules.

CC&Rs Article VI, Section 1: "the Owner of each Lot shall maintain all improvements on said Lot in a clean and attractive condition...maintain in good condition and repair and adequately paint or otherwise finish all improvements and structures located, or from time to time placed, upon such Lot; and maintain all walkway surfaces and keep them clean, reasonably dry and free of oil and other extraneous matter."

The following violation was noted and we are asking that you take steps to correct this violation within 10 days to avoid further action as outlined by your community's Enforcement Policy.

Inspected by Annette Milauskas on 4/9/2015

**Gate in disrepair: Both side gates need repair or replacement.
Please maintain gate as needed.**

Due to repeated non-compliance, **an additional monetary penalty of \$100 has been assessed to your account.** Should you not pay your additional monetary penalty, the association will collect said fees pursuant to its collection policies. You may submit a written request to our office for a hearing on this matter within 10 days. Failure to comply with the request to bring your property into compliance will result in additional monetary penalties.

Thank you in advance for your prompt compliance regarding this request and for making this community a wonderful place to live. Should you have any questions regarding this letter, please call our office immediately.

Sincerely,
VISION Community Management
Managing Agents for Turtle Rock III

More information regarding your account is available by logging in at www.WeAreVision.com
User Name: FisherLynne Password: M1rrxs1~

TURTLE ROCK III
c/o VISION Community Management
16625 S. Desert Foothills Parkway
Phoenix, AZ 85048
phone: 480-759-4945 fax: 480-759-8683

April 10, 2015

ADDITIONAL MONETARY PENALTY

LYNNE FISHER
901 E MICHIGAN AVE
PHOENIX, AZ 85022

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April 10, 2015

INITIAL MONETARY PENALTY

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901 E MICHIGAN AVE
PHOENIX, AZ 85022

Turtle Rock III Lot #: 056 / 901 E Michigan Ave / Phoenix, AZ 85022

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CC&Rs Article VI, Section 1: "the Owner of each Lot shall keep said lot free from all rubbish, litter, and noxious weeds; install, maintain, cultivate and keep in good condition and repair: shrubs, trees, grass, lawns, plantings, and other landscaping located, or from time to time placed, upon the side and rear yards of said Lot, including front yard landscaping; trim and restrain all trees, shrubs or plantings of any kind so that they shall not be allowed to overhang or otherwise encroach upon, above or below any walkway, or adjoining Lot"

The following violation was noted and we are asking that you take steps to correct this violation within 10 days to avoid further action as outlined by your community's Enforcement Policy.

Inspected by Annette Milauskas on 4/9/2015

Weeds in landscape gravel

Please remove weeds/grass from landscape gravel.

Due to repeated non-compliance, an **initial monetary penalty of \$25 has been assessed to your account**. Should you not pay your initial monetary penalty the association will collect said fees pursuant to its collection policies. You may submit a written request to our office for a hearing on this matter within 10 days. Failure to comply with the request to bring your property into compliance will result in additional monetary penalties.

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April 10, 2015

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16625 S. Desert Foothills Parkway
Phoenix, AZ 85048
phone: 480-759-4945 fax: 480-759-8683

April 21, 2015

FRIENDLY REMINDER

Lynne Fisher
901 E Michigan Ave
Phoenix, AZ 85022

Turtle Rock III Lot #: 056 / 901 E Michigan Ave / Phoenix, AZ 85022

Dear Lynne Fisher,

This is just a friendly reminder that we have not received your assessment that was due on the 1st. If you have not yet sent in your payment, please take a moment to do so and send it payable to Turtle Rock III to the address listed above. Please note your account number **1162005601** on your check to ensure proper posting to your account. Your account balance as of the date of this letter is itemized as follows:

	Assessments - \$581.50
	Late Fees - \$105.00
	Lien Charges - \$23.50
	Demand Charges - \$55.00
	CC&R Enforcement Fees with
	CM - \$3,525.00
	Road Assessment - \$88.00
Total	\$4378.00

If you have any questions regarding your account, please do not hesitate to contact us at the telephone number or email address listed above.

Sincerely,

VISION Community Management,
Managing Agents for Turtle Rock III

TURTLE ROCK III
c/o VISION Community Management
16625 S. Desert Foothills Parkway
Phoenix, AZ 85048
phone: 480-759-4945 fax: 480-759-8683

April 29, 2015

ADDITIONAL MONETARY PENALTY

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901 E MICHIGAN AVE
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CC&Rs Article XII, Section 4: "All clotheslines, equipment, woodpiles, stockpiles, or garbage cans shall be kept screened by adequate planting or fencing so as to conceal them from casual view of neighboring dwellings and streets. All rubbish, trash or garbage shall be regularly removed from each Lot, and shall not be allowed to accumulate thereon."

The following violation was noted and we are asking that you take steps to correct this violation within 7 days to avoid further action as outlined by your community's Enforcement Policy.

Inspected by Annette Milauskas on 4/23/2015

Trash container in view

Please remove trash container(s) from view of neighboring properties on non collection days.

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CC&Rs Article VI, Section 1: "the Owner of each Lot shall keep said lot free from all rubbish, litter, and noxious weeds; install, maintain, cultivate and keep in good condition and repair: shrubs, trees, grass, lawns, plantings, and other landscaping located, or from time to time placed, upon the side and rear yards of said Lot, including front yard landscaping; trim and restrain all trees, shrubs or plantings of any kind so that they shall not be allowed to overhang or otherwise encroach upon, above or below any walkway, or adjoining Lot"

The following violation was noted and we are asking that you take steps to correct this violation within 7 days to avoid further action as outlined by your community's Enforcement Policy.

Inspected by Annette Milauskas on 4/23/2015

Weeds in landscape gravel

Please remove weeds/grass from landscape gravel.

Due to repeated non-compliance, **an additional monetary penalty of \$50 has been assessed to your account.** Should you not pay your additional monetary penalty, the association will collect said fees pursuant to its collection policies. You may submit a written request to our office for a hearing on this matter within 7 days. Failure to comply with the request to bring your property into compliance will result in additional monetary penalties.

Thank you in advance for your prompt compliance regarding this request and for making this community a wonderful place to live. Should you have any questions regarding this letter, please call our office immediately.

Sincerely,
VISION Community Management
Managing Agents for Turtle Rock III

More information regarding your account is available by logging in at www.WeAreVision.com
User Name: FisherLynne Password: M1rrxs1~

TURTLE ROCK III
c/o VISION Community Management
16625 S. Desert Foothills Parkway
Phoenix, AZ 85048
phone: 480-759-4945 fax: 480-759-8683

June 5, 2015

ADDITIONAL MONETARY PENALTY

LYNNE FISHER
901 E MICHIGAN AVE
PHOENIX, AZ 85022

Turtle Rock III Lot #: 056 / 901 E Michigan Ave / Phoenix, AZ 85022

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CC&Rs Article XII, Section 4: "All clotheslines, equipment, woodpiles, stockpiles, or garbage cans shall be kept screened by adequate planting or fencing so as to conceal them from casual view of neighboring dwellings and streets. All rubbish, trash or garbage shall be regularly removed from each Lot, and shall not be allowed to accumulate thereon."

The following violation was noted and we are asking that you take steps to correct this violation within 10 days to avoid further action as outlined by your community's Enforcement Policy.

Inspected by Annette Milauskas on 6/4/2015

Trash container in view

Please remove trash container(s) from view of neighboring properties on non collection days.

Due to repeated non-compliance, **an additional monetary penalty of \$100 has been assessed to your account.** Should you not pay your additional monetary penalty, the association will collect said fees pursuant to its collection policies. You may submit a written request to our office for a hearing on this matter within 10 days. Failure to comply with the request to bring your property into compliance will result in additional monetary penalties.

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Gate in disrepair: Both side gates need repair or replacement.

Please maintain gate as needed.

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CC&Rs Article VI, Section 4: "No reflective material, including but not limited to: aluminum foil, mirrors or similar type items, newspapers, bed sheets, or cardboard shall be permitted to be installed or placed on the outside or inside of any windows or any other part of a Lot which can be seen from other Lots, Common Areas, or outside the development."

The following violation was noted and we are asking that you take steps to correct this violation within 10 days to avoid further action as outlined by your community's Enforcement Policy.

Inspected by Annette Milauskas on 6/4/2015
Improper window coverings: Blinds need to be replaced.
Please replace with an approved window covering.

Due to repeated non-compliance, **an additional monetary penalty of \$100 has been assessed to your account.** Should you not pay your additional monetary penalty, the association will collect said fees pursuant to its collection policies. You may submit a written request to our office for a hearing on this matter within 10 days. Failure to comply with the request to bring your property into compliance will result in additional monetary penalties.

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The following violation was noted and we are asking that you take steps to correct this violation within 30 days to avoid further action as outlined by your community's Enforcement Policy.

Inspected by Annette Milauskas on 6/4/2015

House needs to be painted: House needs stucco repair and paint.

Please submit an architectural application with paint scheme for review.

Due to repeated non-compliance, **an additional monetary penalty of \$100 has been assessed to your account.** Should you not pay your additional monetary penalty, the association will collect said fees pursuant to its collection policies. You may submit a written request to our office for a hearing on this matter within 30 days. Failure to comply with the request to bring your property into compliance will result in additional monetary penalties.

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Inspected by Annette Milauskas on 6/4/2015

**Garage door in disrepair: Garage door full of dry rot or termites. Please replace.
Please take the necessary steps to replace/repair the garage door as needed.**

Due to repeated non-compliance, **an additional monetary penalty of \$100 has been assessed to your account.** Should you not pay your additional monetary penalty, the association will collect said fees pursuant to its collection policies. You may submit a written request to our office for a hearing on this matter within 10 days. Failure to comply with the request to bring your property into compliance will result in additional monetary penalties.

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July 29, 2015

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The following violation was noted and we are asking that you take steps to correct this violation within 10 days to avoid further action as outlined by your community's Enforcement Policy.

Inspected by Annette Milauskas on 7/28/2015

Trash container in view

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Due to repeated non-compliance, **an additional monetary penalty of \$200 has been assessed to your account.** Should you not pay your additional monetary penalty, the association will collect said fees pursuant to its collection policies. You may submit a written request to our office for a hearing on this matter within 10 days. Failure to comply with the request to bring your property into compliance will result in additional monetary penalties.

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ADDITIONAL MONETARY PENALTY

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901 E MICHIGAN AVE
PHOENIX, AZ 85022

Turtle Rock III Lot #: 056 / 901 E Michigan Ave / Phoenix, AZ 85022

Dear Lynne Fisher,

Living in a planned community such as yours provides the homeowners with many benefits, but it also makes necessary certain restrictions. The entire community is monitored regularly for adherence to the CC&R's, rules, regulations and architectural guidelines of your community. All homeowners are asked to do their part in protecting property investments by following these rules.

CC&Rs Article VI, Section 1: "the Owner of each Lot shall maintain all improvements on said Lot in a clean and attractive condition...maintain in good condition and repair and adequately paint or otherwise finish all improvements and structures located, or from time to time placed, upon such Lot; and maintain all walkway surfaces and keep them clean, reasonably dry and free of oil and other extraneous matter."

The following violation was noted and we are asking that you take steps to correct this violation within 30 days to avoid further action as outlined by your community's Enforcement Policy.

Inspected by Annette Milauskas on 7/28/2015

House needs to be painted: House needs stucco repair and paint.

Please submit an architectural application with paint scheme for review.

Due to repeated non-compliance, an additional monetary penalty of \$200 has been assessed to your account. Should you not pay your additional monetary penalty, the association will collect said fees pursuant to its collection policies. You may submit a written request to our office for a hearing on this matter within 30 days. Failure to comply with the request to bring your property into compliance will result in additional monetary penalties.

Thank you in advance for your prompt compliance regarding this request and for making this community a wonderful place to live. Should you have any questions regarding this letter, please call our office immediately.

Sincerely,
VISION Community Management
Managing Agents for Turtle Rock III

More information regarding your account is available by logging in at www.WeAreVision.com
User Name: FisherLynne Password: M1rrxs1~

TURTLE ROCK III
c/o VISION Community Management
16625 S. Desert Foothills Parkway
Phoenix, AZ 85048
phone: 480-759-4945 fax: 480-759-8683

July 29, 2015

ADDITIONAL MONETARY PENALTY

LYNNE FISHER
901 E MICHIGAN AVE
PHOENIX, AZ 85022

Turtle Rock III Lot #: 056 / 901 E Michigan Ave / Phoenix, AZ 85022

Dear Lynne Fisher,

Living in a planned community such as yours provides the homeowners with many benefits, but it also makes necessary certain restrictions. The entire community is monitored regularly for adherence to the CC&R's, rules, regulations and architectural guidelines of your community. All homeowners are asked to do their part in protecting property investments by following these rules.

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The following violation was noted and we are asking that you take steps to correct this violation within 10 days to avoid further action as outlined by your community's Enforcement Policy.

Inspected by Annette Milauskas on 7/28/2015

Garage door in disrepair: Garage door full of dry rot or termites.

Please take the necessary steps to replace/repair the garage door as needed.

Due to repeated non-compliance, **an additional monetary penalty of \$200 has been assessed to your account.** Should you not pay your additional monetary penalty, the association will collect said fees pursuant to its collection policies. You may submit a written request to our office for a hearing on this matter within 10 days. Failure to comply with the request to bring your property into compliance will result in additional monetary penalties.

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User Name: FisherLynne Password: M1rrxsl~

TURTLE ROCK III
c/o VISION Community Management
16625 S. Desert Foothills Parkway
Phoenix, AZ 85048
phone: 480-759-4945 fax: 480-759-8683

September 4, 2015

ADDITIONAL MONETARY PENALTY

LYNNE FISHER
901 E MICHIGAN AVE
PHOENIX, AZ 85022

Turtle Rock III Lot #: 056 / 901 E Michigan Ave / Phoenix, AZ 85022

Dear Lynne Fisher,

Living in a planned community such as yours provides the homeowners with many benefits, but it also makes necessary certain restrictions. The entire community is monitored regularly for adherence to the CC&R's, rules, regulations and architectural guidelines of your community. All homeowners are asked to do their part in protecting property investments by following these rules.

CC&Rs Article XII, Section 4: "All clotheslines, equipment, woodpiles, stockpiles, or garbage cans shall be kept screened by adequate planting or fencing so as to conceal them from casual view of neighboring dwellings and streets. All rubbish, trash or garbage shall be regularly removed from each Lot, and shall not be allowed to accumulate thereon."

The following violation was noted and we are asking that you take steps to correct this violation within 10 days to avoid further action as outlined by your community's Enforcement Policy.

Inspected by Annette Milauskas on 9/3/2015

Trash container in view

Please remove trash container(s) from view of neighboring properties on non collection days.

Due to repeated non-compliance, **an additional monetary penalty of \$100 has been assessed to your account.** Should you not pay your additional monetary penalty, the association will collect said fees pursuant to its collection policies. You may submit a written request to our office for a hearing on this matter within 10 days. Failure to comply with the request to bring your property into compliance will result in additional monetary penalties.

Thank you in advance for your prompt compliance regarding this request and for making this community a wonderful place to live. Should you have any questions regarding this letter, please call our office immediately.

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c/o VISION Community Management
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September 4, 2015

ADDITIONAL MONETARY PENALTY

LYNNE FISHER
901 E MICHIGAN AVE
PHOENIX, AZ 85022

Turtle Rock III Lot #: 056 / 901 E Michigan Ave / Phoenix, AZ 85022

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The following violation was noted and we are asking that you take steps to correct this violation within 10 days to avoid further action as outlined by your community's Enforcement Policy.

Inspected by Annette Milauskas on 9/3/2015

Window coverings in disrepair: Blinds need to be replaced.

Please replace with an approved window covering.

Due to repeated non-compliance, **an additional monetary penalty of \$100 has been assessed to your account.** Should you not pay your additional monetary penalty, the association will collect said fees pursuant to its collection policies. You may submit a written request to our office for a hearing on this matter within 10 days. Failure to comply with the request to bring your property into compliance will result in additional monetary penalties.

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Managing Agents for Turtle Rock III

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User Name: FisherLynne Password: M1rrxs1~

TURTLE ROCK III
c/o VISION Community Management
16625 S. Desert Foothills Parkway
Phoenix, AZ 85048
phone: 480-759-4945 fax: 480-759-8683

September 4, 2015

ADDITIONAL MONETARY PENALTY

LYNNE FISHER
901 E MICHIGAN AVE
PHOENIX, AZ 85022

Turtle Rock III Lot #: 056 / 901 E Michigan Ave / Phoenix, AZ 85022

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The following violation was noted and we are asking that you take steps to correct this violation within 30 days to avoid further action as outlined by your community's Enforcement Policy.

Inspected by Annette Milauskas on 9/3/2015

House needs to be painted: House needs stucco repair and paint.

Please submit an architectural application with paint scheme for review.

Due to repeated non-compliance, an additional monetary penalty of \$100 has been assessed to your account. Should you not pay your additional monetary penalty, the association will collect said fees pursuant to its collection policies. You may submit a written request to our office for a hearing on this matter within 30 days. Failure to comply with the request to bring your property into compliance will result in additional monetary penalties.

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User Name: FisherLynne Password: M1rrxsl~

TURTLE ROCK III
c/o VISION Community Management
16625 S. Desert Foothills Parkway
Phoenix, AZ 85048
phone: 480-759-4945 fax: 480-759-8683

September 4, 2015

ADDITIONAL MONETARY PENALTY

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901 E MICHIGAN AVE
PHOENIX, AZ 85022

Turtle Rock III Lot #: 056 / 901 E Michigan Ave / Phoenix, AZ 85022

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The following violation was noted and we are asking that you take steps to correct this violation within 10 days to avoid further action as outlined by your community's Enforcement Policy.

Inspected by Annette Milauskas on 9/3/2015

**Gate in disrepair: Both side gates need repair or replacement.
Please maintain gate as needed.**

Due to repeated non-compliance, **an additional monetary penalty of \$100 has been assessed to your account.** Should you not pay your additional monetary penalty, the association will collect said fees pursuant to its collection policies. You may submit a written request to our office for a hearing on this matter within 10 days. Failure to comply with the request to bring your property into compliance will result in additional monetary penalties.

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Managing Agents for Turtle Rock III

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User Name: FisherLynne Password: M1rrxs1~

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16625 S. Desert Foothills Parkway
Phoenix, AZ 85048
phone: 480-759-4945 fax: 480-759-8683

September 4, 2015

ADDITIONAL MONETARY PENALTY

LYNNE FISHER
901 E MICHIGAN AVE
PHOENIX, AZ 85022

Turtle Rock III Lot #: 056 / 901 E Michigan Ave / Phoenix, AZ 85022

Dear Lynne Fisher,

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The following violation was noted and we are asking that you take steps to correct this violation within 10 days to avoid further action as outlined by your community's Enforcement Policy.

Inspected by Annette Milauskas on 9/3/2015

Garage door in disrepair: Garage door full of dry rot or termites.

Please take the necessary steps to replace/repair the garage door as needed.

Due to repeated non-compliance, **an additional monetary penalty of \$100 has been assessed to your account.** Should you not pay your additional monetary penalty, the association will collect said fees pursuant to its collection policies. You may submit a written request to our office for a hearing on this matter within 10 days. Failure to comply with the request to bring your property into compliance will result in additional monetary penalties.

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TURTLE ROCK III
c/o VISION Community Management
16625 S. Desert Foothills Parkway
Phoenix, AZ 85048
phone: 480-759-4945 fax: 480-759-8683

December 4, 2015

LETTER 1

LYNNE FISHER
901 E MICHIGAN AVE
PHOENIX, AZ 85022

Turtle Rock III Lot #: 056 / 901 E Michigan Ave / Phoenix, AZ 85022

Dear Lynne Fisher,

Living in a planned community such as yours provides the homeowners with many benefits, but it also makes necessary certain restrictions. The entire community is monitored regularly for adherence to the CC&R's, rules, regulations and architectural guidelines of your community. All homeowners are asked to do their part in protecting property investments by following these rules.

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The following violation was noted and we are asking that you take steps to correct this violation within 14 days to avoid further action by the Association as outlined by your community's Enforcement Policy. If the violation has been corrected please contact our office.

Inspected by Annette Milauskas on 12/4/2015

Gate in disrepair: New gates need to be painted dark brown per Association requirements

Please maintain gate as needed.

If you have extenuating circumstances that will prevent you from correcting the violation within the allotted time frame, please contact Vision Community Management immediately. If you would like to request a hearing with the Board of Directors on this matter, please submit a written request to our office within 14 days.

Thank you in advance for your prompt compliance regarding this request and for making this community a wonderful place to live. Should you have any questions regarding this letter, please call our office immediately.

Sincerely,
VISION Community Management
Managing Agents for Turtle Rock III

More information regarding your account is available by logging in at www.WeAreVision.com. If you have not registered you can do so by using your Account Number: 116200560 and a valid e-mail address.

TURTLE ROCK III
c/o VISION Community Management
16625 S. Desert Foothills Parkway
Phoenix, AZ 85048
phone: 480-759-4945 fax: 480-759-8683

December 4, 2015

LETTER 1

LYNNE FISHER
901 E MICHIGAN AVE
PHOENIX, AZ 85022

Turtle Rock III Lot #: 056 / 901 E Michigan Ave / Phoenix, AZ 85022

Dear Lynne Fisher,

Living in a planned community such as yours provides the homeowners with many benefits, but it also makes necessary certain restrictions. The entire community is monitored regularly for adherence to the CC&R's, rules, regulations and architectural guidelines of your community. All homeowners are asked to do their part in protecting property investments by following these rules.

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The following violation was noted and we are asking that you take steps to correct this violation within 14 days to avoid further action by the Association as outlined by your community's Enforcement Policy. If the violation has been corrected please contact our office.

Inspected by Annette Milauskas on 12/4/2015

Garage door in disrepair: Rear access door to garage peeling and needs to be scraped and painted. Visible from common area

Please take the necessary steps to replace/repair the garage door as needed.

If you have extenuating circumstances that will prevent you from correcting the violation within the allotted time frame, please contact Vision Community Management immediately. If you would like to request a hearing with the Board of Directors on this matter, please submit a written request to our office within 14 days.

Thank you in advance for your prompt compliance regarding this request and for making this community a wonderful place to live. Should you have any questions regarding this letter, please call our office immediately.

Sincerely,
VISION Community Management
Managing Agents for Turtle Rock III

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TURTLE ROCK III
c/o VISION Community Management
16625 S. Desert Foothills Parkway
Phoenix, AZ 85048
phone: 480-759-4945 fax: 480-759-8683

December 29, 2015

INITIAL MONETARY PENALTY

LYNNE FISHER
901 E MICHIGAN AVE
PHOENIX, AZ 85022

Turtle Rock III Lot #: 056 / 901 E Michigan Ave / Phoenix, AZ 85022

Dear Lynne Fisher,

Living in a planned community such as yours provides the homeowners with many benefits, but it also makes necessary certain restrictions. The entire community is monitored regularly for adherence to the CC&R's, rules, regulations and architectural guidelines of your community. All homeowners are asked to do their part in protecting property investments by following these rules.

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The following violation was noted and we are asking that you take steps to correct this violation within 10 days to avoid further action as outlined by your community's Enforcement Policy.

Inspected by Annette Milauskas on 12/28/2015

Garage door in disrepair: Rear access door to garage peeling and needs to be scraped and painted. Visible from common area

Please take the necessary steps to replace/repair the garage door as needed.

Due to repeated non-compliance, **an initial monetary penalty of \$25 has been assessed to your account.** Should you not pay your initial monetary penalty the association will collect said fees pursuant to its collection policies. You may submit a written request to our office for a hearing on this matter within 10 days. Failure to comply with the request to bring your property into compliance will result in additional monetary penalties.

Thank you in advance for your prompt compliance regarding this request and for making this community a wonderful place to live. Should you have any questions regarding this letter, please call our office immediately.

Sincerely,
VISION Community Management
Managing Agents for Turtle Rock III

More information regarding your account is available by logging in at www.WeAreVision.com. If you have not registered you can do so by using your Account Number: 116200560 and a valid e-mail address.

September 16, 2015

Via U.S. Regular, Certified Mail

Ms. Lynne A. Fisher
901 E. Michigan Avenue
Phoenix, Arizona 85022

Via Posting

1117 E. Wagoner Rd.
Phoenix, Arizona 85022

Re: Turtle Rock III Homeowners Association / Ongoing Violation

Dear Ms. Fisher:

This law firm represents Turtle Rock III Homeowners Association (the "Association"). This letter is to advise you of ongoing violations with your property located at 901 E. Michigan Avenue (the "Property"). Namely, the condition of your property constitutes a nuisance and must be maintained so as to preserve the aesthetic integrity this community strives for. You've received numerous notices of violation but still refuse to address the problems.

VIOLATIONS

Your Property is governed by the Declaration of Covenants, Conditions, and Restrictions (the "Declaration"). The Declaration is a contract, meaning you cannot abandon or waive the requirements therein. Article VI, Section 1 of the Declaration provides:

The Owner of each Lot shall maintain all improvements on said Lot in a clean and attractive condition...the Owner of each Lot shall keep said lot free from all rubbish, litter, and noxious weeds; install, maintain, cultivate and keep in good condition and repair: shrubs, trees, grass, lawns, plantings, and other landscaping...maintain in good condition and repair and adequately paint or otherwise finish all improvements and structures located, or from time to time placed, upon such Lot.

Article VI, Section 3 of the Declaration provides:

In the event any Owner of any Lot shall fail to maintain any portion of their Lot, or the improvements thereon, including landscape that is visible from

(844) 3-GOODLAW
www.goodlaw.legal

4140 E. Baseline Road, Suite 101 | Mesa, AZ 85206

neighboring property, in a manner satisfactory to the Board...the Association or its authorized agents shall have the right to fine the Owner for the violation...and to collect all costs incurred in such maintenance or repair from the Owner.

As stated above, your Property is in violation of the above provisions and you must cure those violations. Specifically, you must (1) install a new side yard gate as that gate is missing, (2) remove all weeds that are visible from neighboring property, (3) replace the garage as it is full of wood rot, (4) replace the entire patio structure, including all support beams, in the backyard as it has wood rot and on the verge of collapse, (5) repaint the home the approved white color (prior to repainting you must submit the exact color you are painting for approval unless said color is already an approved color), (6) replace the blinds in the front window with new blinds, (7) replace the fascia board on the front of the home with new fascia board and paint said fascia board with approved colors, and (8) remove all excessive items within your home as they can be viewed from neighboring property and / or constitute a health and safety hazard to the rest of the members in the community. If you fail to comply, the Association will sue you for injunctive relief, among other things. Additional fines will be assessed to your account at a rate of \$25.00 per day from the date of this letter until the violations are remedied.

The Association recognizes your right to appeal the violations above. If you wish to appeal the additional fines and violations set forth above, you must provide timely **written** request of a hearing within 10 calendar days of this letter. If the hearing is scheduled you would be bound by the decision of the Board.

All appeals will be heard during Executive Session and you will be given written notice of a date the appeal is scheduled.

ASSESSMENT DELINQUENCIES

Your account is seriously delinquent in the amount of \$6,997.75, not including this letter (\$275) and the \$25 per day fine. This amount is composed of assessments, monetary penalties, late fees and collection costs. Per the Declaration, your obligation to pay these amounts is contractual and cannot be abandoned or waived. It is hereby demanded that you pay this amount to avoid further collection fees and costs.

As of this date, the Association claims you owe \$1,491.40. This amount includes \$1,141.50 in assessments and other association charges and \$350 that, unless an agreement with you is reached, it will ask a court to award it in accordance with the CC&Rs which authorize the Association to recover its reasonable attorney fees and costs from you as part of its collection efforts.

IF YOU DO NOT DISPUTE THIS \$1,491.40 DEBT WITHIN 30 DAYS, THE ASSOCIATION MAY CONTINUE ITS COLLECTION EFFORTS AND THIS COULD INCLUDE YOU BEING SUED. IF YOU ARE SUED

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www.goodlaw.legal

4140 E. Baseline Road, Suite 101 | Mesa, AZ 85206

AND THE ASSOCIATION PREVAILS, THE ASSOCIATION WILL ASK THE COURT TO AWARD ALL AMOUNTS, INCLUDING ALL REASONABLE ATTORNEY FEES AND COSTS INCURRED TO GET A JUDGMENT AGAINST YOU (INCLUDING BUT NOT LIMITED TO THE \$275.00 FOR THIS LETTER). IF THE ASSOCIATION GETS A JUDGMENT AGAINST YOU, IT MAY ATTEMPT TO GARNISH YOUR BANK ACCOUNT OR WAGES OR SEIZE QUALIFIED ASSETS INCLUDING VEHICLES, WATERCRAFT, REAL PROPERTY, RENTAL INCOME AND ANY OTHER QUALIFIED ASSETS. MOREOVER, THE ASSOCIATION RESERVES THE RIGHT TO FORECLOSE ITS ASSESSMENT LIEN AGAINST YOU IN A LAWSUIT.

If paying by check make it payable to Goodman Law Offices and send to the attention of:

Goodman Law Offices, P.C.
ATTN: Payment Processing Center
4140 East Baseline Road, Suite 101
Mesa, Arizona 85206

Call (844) 3-GOODLAW, if you need to make payments.

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. WE WILL ASSUME THIS DEBT IS VALID UNLESS YOU DISPUTE THE VALIDITY OF THE DEBT WITHIN 30 DAYS OF RECEIPT OF THIS NOTICE. IF YOU MAKE A WRITTEN REQUEST WITHIN 30 DAYS OF RECEIPT, WE WILL OBTAIN VERIFICATION OF THE DEBT AND MAIL IT TO YOU IF NOT INCLUDED WITH THIS LETTER. THIS NOTICE PROVIDES YOU AN OPPORTUNITY TO SETTLE THE DELINQUENCY. YOU CAN DISPUTE THE VALIDITY OF THIS DEBT BY CONTACTING GOODMAN LAW OFFICES AT THE ADDRESS OR PHONE NUMBER ABOVE.

CONCLUSION

For reasons set forth above, this is your final notice of the violations and constitutes the association's final demand that you must cure all violations noted above and pay the amounts demanded (assuming you do not dispute the amount within 30 days of your receipt of this letter). If these issues cannot be resolved to the Board's satisfaction, we will proceed with legal action. All costs of legal action may be awarded against you by a court of law, which fees and costs may be in the thousands of dollars.

Very truly yours,

GOODMAN LAW OFFICES, P.C.


For the Firm

(844) 3-GOODLAW
www.goodlaw.legal

4140 E. Baseline Road, Suite 101 | Mesa, AZ 85206

U.S. Postal ServiceSM
CERTIFIED MAIL[®] RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com

PROHIBITED FOR OFFICIAL USE

Certified Mail Fee \$3.45

Special Services & Fees (check box, add fee) \$2.80

Return Receipt (hardcopy) \$0.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Package \$0.49

Total Postage and Fees \$6.74

Sent to

11111 A. Fisher

Street and Apt. No. Box No.

City, State, ZIP+4[®]

287 State St Phoenix AZ 85027

PS Form 3800, April 2015 www.usps.com See Reverse for Instructions



7015 0440 0000 3088 3218

RETURN OF SERVICE

State of

County of

Court

Case Number: _____

Plaintiff:

TURTLE ROCK III HOMEOWNERS ASSOCIATION,

vs.

Defendant:

LYNNE A. FISHER,

For:

Clint Goodman

GOODMAN LAW OFFICES, P.C.

4140 East Baseline Road

Suite 101

Mesa, AZ 85206

Received by GET SMART PROCESS SERVICE to be served on **LYNNE A. FISHER, 1117 EAST WAGONER ROAD, PHOENIX, AZ 85022.**

I, Lawrence Mahoney, do hereby affirm that on the **22nd day of September, 2015 at 6:43 pm, I:**

served the within named a true and correct copy of the **VIOLATIONS LETTER** by posting copies to a conspicuous place of the property.

I certify under penalty of perjury that the foregoing is true and correct.



Lawrence Mahoney
Process Server/Maricopa County

GET SMART PROCESS SERVICE

316 W. McDowell

Suite 200 A

Phoenix, AZ 85003

(602) 257-8188

Our Job Serial Number: GES-2015005389

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Lynne A. Fisher
 901 E. Michigan Ave.
 Phoenix, AZ 85022



COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X SIGNATURE
 WAIVER

Agent
 Addressee

B. Received by (Printed Name)
 L. FISHER

C. Date of Delivery
 10/5/16

D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

3. Service Type
 Adult Signature
 Adult Signature Restricted Delivery
 Priority Mail Express®
 Registered Mail™
 Registered Mail Restricted

Lynne Fisher
901 E Michigan Ave
Phoenix, AZ 85022

September 29, 2016

Delivered to Mail Box

Turtle Rock III Homeowners Association

Hand Delivered

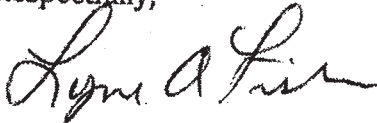
Goodman Law Offices
4140 E Baseline Road, Suite 101
Mesa, AZ 85206

Re: Turtle Rock III Homeowners Association/Ongoing Violation

I received your letter dated September 16, 2016 at 9:00 pm on September 23, 2016
- it was taped to the window of the house.

As the letter from the law firm states that they represent the HOA, I have delivered
my response to your letter, within the 10 day period in which I received the letter, to
you law firm. You may contact the law firm for the details.

Respectfully,



Lynne A Fisher

Receipt acknowledged:

Signature: _____

Name: _____

Firm: _____

Date: _____

Lynne Fisher
901 E Michigan Ave
Phoenix, AZ 85022

September 29, 2016

Hand Delivered

Goodman Law Offices
4140 E Baseline Road, Suite 101
Mesa, AZ 85206

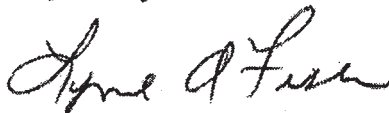
Re: Turtle Rock III Homeowners Association/Assessment Delinquencies and Future
HOA Dues

I received your letter dated September 16, 2016 at 9:00 pm on September 23, 2016
- it was taped to the window of the house.

Attached to this letter are two separate cashier's checks - one in the amount of
\$1,491.40 for \$1,141.50 and \$350 for reasonable attorney fees and costs and the
second in the amount of \$150 for future HOA dues.

This will bring the HOA assessments current.

Respectfully,



Lynne A Fisher

Receipt acknowledged:

Signature: _____

Name: _____

Firm: _____

Date: _____

Lynne Fisher
901 E Michigan Ave
Phoenix, AZ 85022

September 29, 2016

Hand Delivered

Goodman Law Offices
4140 E Baseline Road, Suite 101
Mesa, AZ 85206

Re: Turtle Rock III Homeowners Association/Ongoing Violation

I received your letter dated September 16, 2016 at 9:00 pm on September 23, 2016
- it was taped to the window of the house.

VIOLATIONS

I dispute the violations stated in this letter as follows:

Item 2) - this item was taken care of on July 27, 2016 - no weeds are visible from neighboring property

Item 3) - I require a certified copy of the report from a licensed structural engineer (with professional engineer stamp attached) that predates the attorney letter and supports this finding that the entire garage be replaced. I will replace the garage door and paint it with the approved paint color.

Item 4) - I require a certified copy of the report from a licensed structural engineer (with professional engineer stamp attached) that predates the attorney letter and supports this finding that the entire patio cover be replaced. My painter is due back in town within the next two weeks and is scheduled to paint the cover the same color it was when I purchased the house from Scott Aldinger and his wife.

Item 5) - The entire house does not need to be repainted. I will have the painter touch up the areas in the front that need to be touched up.

Item 7) - There are no fascia boards on a house with a flat roof. Again, please provide the report from the licensed structural engineer (with professional engineer stamp attached) that predates the attorney letter and supports the finding that the fascia boards be replaced.

As your September 16, 2016 letter states that you represent the Turtle Rock III HOA, I will also need a copy of any and all representation agreements between your respective parties.

Please have this documentation hand delivered to me or my representative at the following address. A receipt will be signed at the time of delivery acknowledging date, time, and the documentation that was delivered.

Lynne Fisher
1116 E Wagoner Road
Phoenix, AZ 85022

Once I have the copies of all documentation requested, I will need a minimum of 60 days for myself, my attorney, and possibly another structural engineer to review these documents before scheduling an appeal hearing.

ASSESSMENT DELINQUENCIES

A cashier's check for the assessment delinquencies in the amount of \$1,491.40 was delivered today. This includes \$350 for reasonable attorney fees and costs, which should cover the \$275 for the September 16, 2016 letter. A separate cashier's check for \$150 was included for future HOA dues.

CONCLUSION

As of today, the HOA assessments are current. I am disputing the violations as stated above and have requested additional documentation. Once all requested documentation has been received and reviewed by the above stated parties, I will request a hearing with the board.

I would like all communications in writing with supporting documentation.

Respectfully,



Lynne A Fisher 7/29/16

Receipt acknowledged:

Signature: _____

Name: _____

Firm: _____

Date: _____

CHASE

CASHIER'S CHECK

Date 09/29/2015

9017628481

91-2
1221

Remitter: LYNNE A FISHER

Pay To The
Order Of: GOODMAN LAW OFFICES

Pay: ONE THOUSAND FOUR HUNDRED NINETY ONE DOLLARS AND 50 CENTS

\$** 1,491.50 **

Do not write outside this box

Memo:
Note: For information only. Comment has no effect on bank's payment.

Drawer: JPMORGAN CHASE BANK, N.A.

Senior Vice President
JPMorgan Chase Bank, N.A.
Phoenix, AZ

⑆9017628481⑆ ⑆122100024⑆ 758551409⑆

28211107 NEW 01/08 881000-4306

CHASE

CASHIER'S CHECK

Date 09/29/2015

9017628482

91-2
1221

Remitter: LYNNE A FISHER

Pay To The
Order Of: GOODMAN LAW OFFICES

Pay: ONE HUNDRED FIFTY DOLLARS AND 00 CENTS

\$** 150.00 **

Do not write outside this box

Memo:
Note: For information only. Comment has no effect on bank's payment.

Drawer: JPMORGAN CHASE BANK, N.A.

Senior Vice President
JPMorgan Chase Bank, N.A.
Phoenix, AZ

⑆9017628482⑆ ⑆122100024⑆ 758551409⑆



November 3, 2015

Ms. Lynne A. Fisher
901 E. Michigan Ave.
Phoenix, AZ 85022

1117 E. Wagoner Rd.
Phoenix, AZ 85022

Re: Turtle Rock Homeowners Association / Ongoing Violation

Dear Ms. Fisher:

This letter is a follow-up correspondence to our September 16, 2015 letter to you. I am in receipt of your three letters dated September 29, 2015¹ and the checks that you remitted in the amounts of \$1,491.50 and \$150.00 for outstanding account charges and future assessments, respectively (the "Checks"). In our September 16, 2015 letter, we informed you that your Property was in violation of the Declaration that governs the Association and your Property and had been in violation for some time. Despite our request that you immediately remediate all violations, many of those violations set forth in our correspondence remain outstanding. Further, you failed to request a hearing on these violations, instead demanding additional information from the Association. It is our position that the Association has given you numerous and repeated opportunities to adequately address these violations. The Association has elected to pursue enforcement of the Declaration with respect to the remaining violations, including the missing and/or damages side gates, the dilapidated garage and patio and the unsightly blinds.

Further, by this letter I inform you that there remains an outstanding balance on your account. In our September 16, 2015, letter we informed you that the outstanding balance on your account as of that date was \$6,997.75. Unfortunately, the letter contained a misstatement, as it also indicated that the outstanding balance on your account was \$1,491.40. This letter is intended to clarify these contradictory statements. The true outstanding balance of your account as of September 16, 2015, was \$6,997.75. Your account was not brought current by payment of the Checks. The \$150.00 check will be applied to future assessments as you directed, however, due to the scrivener's error in our letter, the \$1,491.40 check will not be accepted as

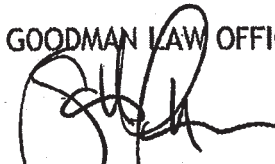
¹ The letters were actually dated September 29, 2016, but I believe those dates were simply typographical errors.

payment of your account in full. We can either return the \$1,491.40 check to you pursuant to A.R.S. §47-3311(2) or you can direct us to apply the check to a portion of your outstanding balance.

If you direct us to apply the \$1,491.40 check to your outstanding balance, the payment will be applied your account according to the provisions of A.R.S. § 33-1807(J), unless directed otherwise. Please respond promptly to this letter and inform me as to whether you would like us to return the \$1,491.40 check or apply it to your outstanding account balance.

Regards,

GOODMAN LAW OFFICES, P.C.



Scott L. Potter
For the Firm

NOTICE

If the indebtedness identified in our correspondence to you constitutes a "consumer debt," in accordance with the Fair Debt Collections Practices Act, our Firm makes the following statements:

- (1) Unless you, within thirty days after receipt of the correspondence, dispute the validity of the debt, or any portion thereof, this firm will assume the debt to be valid;
- (2) If you notify us in writing within the thirty-day period that the debt or any portion thereof, is disputed, this law firm will obtain verification of the debt or a copy of a judgment against you and we will mail to you a copy of such verification or judgment; and
- (3) Upon written request within the thirty-day period, we will provide you with the name and address of the original creditor, if different from the current creditor.
- (4) This law firm is a debt collector attempting to collect a debt, and any information obtained will be used for that purpose.

(844) 3-GOODLAW
www.goodlaw.legal

4140 E. Baseline Road, Suite 101 | Mesa, AZ 85206

November 25, 2015

RULE 408 OFFER TO COMPROMISE

Ms. Lynne A. Fisher
1117 E. Wagoner Rd.
Phoenix, AZ 85022

Re: Turtle Rock Homeowners Association v. Fisher

Dear Ms. Fisher:

This letter is in response to your proposal for settlement made to me over the telephone. I have conveyed your offer to the Association. Unfortunately, the terms you have proposed are unacceptable to the Association. The Board does, however, desire to resolve this matter and hereby provides you with the following counter-offer of settlement.

- 1) You agree to pay ½ of the outstanding fines levied for violations.
(The total outstanding fines as of today are \$6,175).
- 2) You agree to pay the attorneys' fees and costs incurred in this matter.
(The total outstanding fees and costs as of 11/25/15 are \$4,317.24)
- 3) You agree to cure all outstanding violations by December 31, 2015.
- 4) Payment must be received by December 31, 2015.
- 5) The Association will Dismiss the pending lawsuit with prejudice.
- 6) Your account and all pending issues will be settled with a "clean slate."

Please respond to me in writing and inform me if you accept these terms before December 4, 2015. As I have informed you, the Association has already filed a lawsuit for enforcement and collection of the fines. Should this matter not settle, we will request entry of judgment for the full amount of the fines and all attorneys' fees and costs incurred. I look forward to your prompt response.

Regards,


Scott L. Potter
For the Firm

This is an attempt to collect a debt and any information obtained will be used for that purpose.

(844) 3-GOODLAW
www.goodlaw.legal

4140 E. Baseline Road, Suite 101 | Mesa, AZ 85206

Mindy Zeising

From: Clint Goodman <clint@goodlaw.legal>
Sent: Thursday, January 21, 2016 9:44 PM
Subject: Turtle Rock III v. Fisher
Attachments: Turtle Rock - Fisher written response 10.1.15.pdf; Fisher 110315.pdf; Fisher 112515.pdf; Fisher 9.16.15.pdf

Importance: High

Erin,

I hope this email finds you well. First, I apologize for the late response. I wanted to get a response to you yesterday but also wanted to confirm with my client that only the two violations remain. I haven't heard from my client yet so I cannot confirm with certainty that there are only two violations that still need to be addressed. I'll let you know if there is anything else once I hear back. Second, while we appreciate your client's attention to the violations, she refused to address them until only after she was served. She has been ignoring the Association now since December 2013, when the fines first began. She even refused to address the violations with us when we were retained in September 2015. We tried everything possible to get this resolved before filing the lawsuit. We sent her letters, which she ignored. We offered to waive attorney fees and fines. She still refused. We warned her that her inattention would result in even more legal fees and that those fees would be requested if we went to court. She still refused to address the problems. Only after she was served did she actually take this matter seriously and do anything substantive. We assume she only addressed some of the violations because she was advised she had to. I have attached some of our communications with her for your convenience. After all is said and done, we still do not have compliance, meaning we are still incurring attorney fees and costs despite the *clear* violations. We hope that she will agree to cure the remaining violations so an evidentiary hearing is not needed. But, however she looks at it, only after significant expenditures were made and only after thousands in fines were accrued have we reached a point where we consider this matter close to resolution. It would be patently unfair for the community to absorb the cost she has created, which is why she is contractually obligated to pay for them per the Declaration. Here are the totals thus far:

Attorney fees: \$6,077.50

Costs: \$443.72

Fines: \$10,097.75 (ongoing). Fines we assessed from 12/31/13-current (see also our Fisher 9.16.15 letter imposing \$25 per day until cured)

TOTAL \$16,618.97

I look forward to hearing when the property will be brought into compliance (to stop the \$25/day fine) and if we can reach a settlement on the totals above. Cheers.

Clint G. Goodman



P (844) 346-6352 | www.goodlaw.legal

623-335-0480 • 520-257-1180

4140 E. Baseline Road, Suite 101, Mesa, AZ 85206

The information in this e-mail may be ATTORNEY-CLIENT PRIVILEGED AND CONFIDENTIAL and is intended solely for the use by the individual or entity named above. If you believe that it has been sent to you in error, do not read it. Please reply to the sender that you have received the message in error, then delete it.

THIS FIRM ACTS AS A DEBT COLLECTOR AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE