

**The Queen Creek Suburban Ranches Board will not actively seek out violations. We will only respond to violations that are brought to our attention.**

**NOTICE-EFFECTIVE March 6, 2025.** The Board met on **March 5, 2025** to review, update, & vote on the process and fees for the violation of the Queen Creek Suburban Ranches, Inc. CC&R's

**First contact:** You will receive a written warning giving 30 days to rectify the issue. No fines or fees for this 1<sup>st</sup> infraction notice.

**There will be a \$25.00 administration fee for every subsequent letter sent.**

**Second contact:** You will be fined \$100.00 **and loss of water rights until the violation has been resolved and fines and fees paid.** An administration fee of \$25.00 will also be assessed. An additional 30 days will be given to pay the fine, administration fee, and to rectify the issue.

**Third contact:** The fine will be \$250.00. An additional 30 days will be given to rectify the issue & pay the fines and fees. An additional administration fee will also be assessed ( $\$25.00 + \$25.00 = \$50.00$  admin fee). **Water rights are not restored until ALL fines and fees have been paid, and violations have been rectified.**

**Lawyer:** If the issue continues past those 30 days, the fine would increase to \$500.00, An additional administration fee will also be assessed ( $\$25.00 + \$25.00 + \$25.00 = \$75.00$  admin fee), and an attorney will be contacted for further legal action. This can result in additional fines, liens, and possible foreclosure. **All further communication will be through the attorney. Water rights are not restored until we receive notice from the attorney that ALL fines and fees have been paid, and violations have been rectified.**