Oak Creek Estados Condominium Management Corp

65 Verde Valley School Rd

Sedona, AZ 86351

928-284-0540

[oakcreekestados65@gmail.com](mailto:oakcreekestados65@gmail.com)

**Schedule of Approved Penalties**

Fines will be issued after first issuing a **Notice to Comply within 14 days**.

The owner may submit in writing and deliver in person or by Certified mail a request for additional written information about the violation. The Association will provide the following:

1. The provision of the Condominium documents that has allegedly been violated.
2. The date of the violation or the date the violation was observed.
3. The first and last name of the person or persons who observed the violation.
4. The process the unit owner must follow to contest the notice.

**Non-payment of amenity and/or processing fees $50 and 3 months loss of Amenity Key**

**Patio/Balcony/Carport Violation $50**

**Improper use of Propane/Charcoal Grill $50**

**Dog off Leash-after 2nd incident $50**

**No Emergency key or On-site contact person $50**

**Alcohol Consumption at Amenities-after 2nd incident $50 and 3 months loss of Amenity Key**

**Use of Amenities after hours-after 2nd incident $50 and 3 months loss of Amenity Key**

**Unauthorized Change to Common Property $50**

**No Non-Resident Tenant Form on File After 2 Days Occupancy $50 and 3 months loss of Amenity Key**

**All other violations of the Rules and Regulations not noted above…………..$50**

**SECOND VIOLATION FOR SAME OFFENSE $100**

**THIRD VIOLATION FOR SAME OFFENSE $250**

**CONTINUED VIOLATIONS FOR THE SAME OFFENSE WILL RESULT IN FINES LEFT TO THE DISCRETION OF THE OCE BOD.**

OCE Board of Directors

Revised 08/2021