

PONDEROSA TOWNHOME NO.1 HOMEOWNERS ASSOCIATION
Common Area Restrictions

Failure to pay Assessment Fees

Remedy: Suspension of Pool/Ramada area privileges.

Adopted 8/21/2012, by the governing Board of Directors, suspension of the common area Pool/Ramada privileges after an Assessment Fee is more than thirty (30) days delinquent.

The Board reserves the right to deny use of the Pool/Ramada area to any member of the Association, their tenants, guests/invitees in which the property owners Assessment Fees are more than thirty (30) days delinquent.

The Association Member may be notified by mail to return the key to the common area Pool/Ramada, within 5 days of the date of the notice, to the President of the Board of Directors or to the Management Company:

Bidegain Realty, Inc.

8755 E. Broadway

Tucson, AZ 85710

Property Manager: Lennie Martin

520-886-9877

Failure to return the Common Area Key will result in a hearing being scheduled with the Board of Directors. At that time the Association Member can discuss the loss of privilege. Depending upon the outcome of that hearing, the Board may impose a fine; continue the Common Area restrictions or both. Failure of the Association Member to attend the scheduled hearing WILL NOT change the outcome of the Board's decision.

Lennie Martin
Property Manager