

CORRECTIVE ACTIONS

Amended 4/06/15

The Property Owners and Residents Association (PORA) has the power and authority to enforce compliance with the various recorded CC&Rs in Sun City West, and does so as much as possible by seeking voluntary compliance. The goal is to keep Sun City West as a premier retirement community by keeping properties properly maintained. PORA responds to homeowner complaints about violations on the lots. The complainants name is not disclosed during the process of having the violation investigated. The complainants name may be disclosed if the violation is involved in litigation.

The following schedule and procedure is intended to be a guide only and is not intended to create any rights.

FIRST NOTICE:

An initial notice of the violation, validated by inspection, shall be mailed to the homeowner requesting compliance allowing 14 days for the violation to be corrected.

SECOND NOTICE:

If the violation still exists after a second inspection a second notice requesting compliance shall be mailed to the homeowner. The homeowner will be given 14 days to correct the violation and will be advised that if the violation is not eliminated, this matter may be referred to the Recreation Centers of Sun City West, Inc. for further enforcement up to and possibly including legal action.

THIRD NOTICE:

If the violation still exists after a third inspection, a third notice requesting compliance shall be mailed to the homeowner advising that because the violations have not been corrected after our previous two requests, we are referring this matter to the Recreation Centers of Sun City West, Inc. for further enforcement up to and possibly including legal action. The documented history and activities will be reviewed and such action may begin with or without further notice.

The Recreation Centers of Sun City West, Inc., may commence with notices, fining, hearings, or appropriate legal action in pursuit of the resolution of the pending case.

REPEAT OFFENDERS:

If the violator has been cited for the same violation in the past 90 days, the 3-step notification process will be reduced to a two-step process initiated by the sending of the "Repeat Offender" letter. This shortened period will be made with the approval of the Executive Director.

Continuing violations involving a motor vehicle exceeding one (1) ton, recreational vehicle, mobile home, travel trailer, tent trailer, trailer, camper shell, detached camper, boat, or boat trailer, will have the correction time shortened to two days initiated by the sending of letter three.

AGE RESTRICTION VIOLATIONS

Age restriction violations noted or received by PORA are always referred to Recreation Centers of Sun City West.

COMPLAINTS CONCERNING VIOLATIONS

An Owner or Resident may report an alleged violation to PORA by written notice to the following address:
13815 W. Camino de Sol, Sun City West, AZ 85375.