

Mirage Crossing

Resort Casitas

Homeowners Association

Rules and Regulations

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Mirage Crossing Homeowners Association Community Rules and Regulations

Mirage Crossing is a common interest community, occupied by Unit Owners or their lessees, each of whom is entitled to the same degree of courtesy and consideration. The facilities in the Common Elements are jointly owned. In all maintenance and redecorating of Common Elements, the Association strives to maintain the luxury appearance. You, as well as other Owners and Residents, have a proprietary interest in the maintenance of the premises and the enjoyment of its facilities.

The quality of life in a common interest community depends in large part on how Residents conduct themselves. The Mirage Crossing Condominium Covenants and Regulations (hereinafter referred to as CC&Rs) outline specific guidelines for day-to-day living. Without these regulations, and a means to enforce them, the community living experience would be less orderly and predictable. **(Reference CC&Rs Article 6.3)**

The Board of Directors has adopted the following rules and regulations to help ensure that the community will always be an attractive, highly valued, safe, harmonious, and desirable place to live.

These Rules and Regulations do not supersede or change the CC&Rs. They are, however, enforceable under the law. Although certain privileges and obligations inure only to Unit Owners, the Rules and Regulations apply, but are not limited to, all Owners, Residents, Guests, and service providers. Any expenses, including attorney's fees incurred by the Association in enforcing these rules and regulations, may be assessed to the respective Unit Owner, and charged to his/her account as part of his/her share of the Common Expenses.

Article 1 - Use of building units (Reference CC&Rs Articles 4.0, 4.14)

1.1 All units will be used as single-family residences only.

1.2 Unit Rentals (Reference CC&Rs Articles 3.2 B, 6.6)

- 1.2.1 -Unit rentals - Maricopa County law requires that all landlords register their units with the local County Assessor's Office (480-312-2546 - Scottsdale office).
- 1.2.2 -Rental term will be NO LESS than 30 calendar days. No portion of a Unit, which is less than the entire Unit, may be leased.
- 1.2.3 -Per the Scottsdale Fire Department code, no more than four (4) persons may reside in a two (2) bedroom unit or a two (2) bedroom/den unit and maximum occupancy is limited to six (6) in a three (3) bedroom unit;
- 1.2.4 -All leases must be in writing and leases must contain a provision providing notice to the lessee(s) that the terms of the lease are subject to the provisions of the Condominium Documents.
- 1.2.5 Any Owner who leases their Unit must provide the following information to the Association with respect to each tenancy:
 - Names and contact information for each adult occupying the Unit.
 - Beginning and ending dates of tenancy.
 - Information regarding the tenants' vehicles.
 - Confirmation that an up-to-date copy of the Association's CC&Rs and Rules and Regulations has been delivered to the occupants of the unit.
- 1.2.6 -A copy of the CC&Rs and Rules and Regulations for the Community must be left in the unit for easy access by the lessees.
- 1.2.7 -In making any lease, the Unit Owner is not relieved of any obligations under the CC&Rs or Rules and Regulations including but not limited to payment of assessments;

Violation Schedule

Violation	First Violation	Second	Third	Fourth, etc.
Use of Buildings	Warning	\$50.00	\$100.00	\$125.00

The property manager reports-imposed fines to the HOA Board and the Offending party will be informed of the infraction

*** Fine amounts for Sec. 1.2.5 are governed by applicable statute (A.R.S.33-1260.01).*

Article 2 - Animals / Pets (Reference CC&Rs Article 4.1)

2.1 All Pet rules pertain to visiting pets as well as those living full-time in the Community

2.2 Maintaining pets for commercial purposes is prohibited

2.3 Types of Pets

- 2.3.1 -The number of dogs, cats, and birds, in any combination, is limited to two (2); and
- 2.3.2 -Full grown dog weight limit shall not exceed 25 lbs.

2.4 Common Elements Pet Rules

- 2.4.1 -Pet droppings must be cleaned up and disposed of immediately using a plastic bag by those walking the pet.
- 2.4.2 -No pet structure for the care or housing of any pet may be maintained on any portion of the Common Elements or Limited Common Elements.
- 2.4.3 -No animal may be tied or staked outside of a unit or left unattended on a balcony or patio.
- 2.4.4 - No pet food or litter boxes may be left outside of a unit on a balcony or patio or any portion of the Common Elements or Limited Common Elements.
- 2.4.5 -All dogs and cats must be "leash walked" on a leash that does not exceed 6 feet in length; No animal is allowed outdoors while not on a leash.
- 2.4.6 - All animals must be kept under the control of their owner at all times while in the Common Elements. Acts of aggression by animals are prohibited.
- 2.4.7 -Birdfeeders of any kind are prohibited in the Community; and
- 2.4.8 –Fines for violation of Animal/Pet rules will be assessed in accordance with the attached Schedule of Fines.

Violation Schedule

Violation	First Violation	Second	Third	Fourth, etc.
Animals/Pets	Warning	\$50.00	\$100.00	\$200.00

The property manager reports-imposed fines to the HOA Board and the Offending party will be informed of the infraction

Article 3 - Garbage and Garbage Dumpsters (Reference CC&Rs Article 4.2)

3.1 Garbage

- 3.1.1 -All trash (not recycles) must be placed in secured plastic bags and deposited inside of a garbage dumpster inside of a dumpster enclosure.
- 3.1.2 –Recycle bins are located one at each end of the complex. There are strict guidelines, which must be followed, regarding recyclable items posted at each location. Plastic bags are not permitted in recycle.
- 3.1.3 -No trash can be placed outside the dumpster, thrown over the dumpster enclosure walls or left inside of the dumpster enclosure, but not in the dumpster itself.
- 3.1.4 -Large bulky items including but not limited to computers, monitors, television sets, furniture, appliances, mattresses, crates, fitness equipment, all flooring and construction debris may not be placed in dumpster or dumpster area.
Moving personnel or contractors must haul away all items that have been removed or replaced in a unit.
- 3.1.5 -Hazardous/combustible items may NOT be disposed of in dumpsters.
- 3.1.6 -Large boxes must be broken down (flattened) before placing inside a dumpster, and
- 3.1.7 –Except during access, dumpster lids are always to be kept closed and the doors to the dumpster enclosure are to be secured.

Violation Schedule

Violation	First Violation	Second	Third	Fourth, etc.
Trash	Warning	\$50.00	\$100.00	\$125.00

The property manager reports-imposed fines to the HOA Board and the Offending party will be informed of the infraction

Article 4 - Vehicles (Reference CC&Rs Articles 4.7)

4.1 Approved Vehicles

- 4.1.1 -Allowable vehicles are those considered non-commercial automobiles, sport utility vehicles, golf carts, motorcycles and pick-up trucks not exceeding one-ton carrying load; and
- 4.1.2 -non-allowable vehicles include, but are not limited to mobile homes, motor homes, boats, RVs, all-terrain vehicles, trailers, stand-alone machinery and equipment, campers, permanent tents, and vehicles exceeding one-ton carrying load.

4.2 Approved Vehicle Use

- 4.2.1 –Commercial vehicles may not be kept on the premises, except if parked within a fully enclosed garage or for government employees as allowed by law. For purposes of this section, the term “commercial vehicle” shall mean any vehicle that has an aggregate of one hundred forty-four (144) square inches or more of any type of signage, design or lettering for advertising visibility, commercial utility racks or ladder racks located on the vehicle or work equipment or a toolbox stored on the vehicle that is visible from the outside of the vehicle.
- 4.2.2 -All vehicles must be registered and have a valid government license tag.
- 4.2.3 Vehicle washing is not permitted anywhere on property., Repairs and maintenance, such as changing of oil or tuning of engines is only permitted within a fully enclosed garage with the garage door closed.
- 4.2.4 - Speed Limit and Parking
 - The speed limit within the Condominium complex is 10 miles per hour.
 - On street parking is NOT permitted. Residents must use garages and driveways. **VEHICLES PARKED ON THE STREET ARE SUBJECT TO IMMEDIATE TOWING AT THE OWNER'S EXPENSE.**
 - Visitor vehicles parked in visitor spaces in excess of the 72-hour limit or seven nonconsecutive days in a month limit are subject to towing at the owner’s expense.
 - **RESIDENTS ARE NOT PERMITTED USE OF VISITOR/GUEST PARKING SPACES**
 - Vehicles not in operating condition that are not parked in a garage will be subject to towing.
 - Vehicles parked in the fire lane are subject to immediate towing at the owner’s expense.
 - Parking violations may be subject to fines – see the attached Schedule of Fines.

Violation Schedule

Violation	First Violation	Second	Third	Fourth, etc.
Parking Fire Zone	Tow Away	Tow Away	Tow Away	Tow Away
Parking of Vehicle	Warning	\$50.00 Daily	\$100.00 Daily	\$200.00 Daily
Unregistered Vehicle	Tow Away	Tow Away	Tow Away	Tow Away

The property manager reports-imposed fines to the HOA Board and the Offending party will be informed of the infraction

Article 5 - Common Elements

5.1 Common Elements Use (Reference CC&Rs Article 3)

- 5.1.1 -Owners who are in good financial standing and are in compliance with the Condominium Documents and occupants of said Units may use the Common Elements of the Association which include but are not limited to the pool, the clubhouse, the barbecues, the fitness center, the visitor parking areas and the landscaped areas;
- 5.1.2 -Balconies, patios, deck areas and walkways to units are defined as Limited Common Elements. All of these must be kept free of unsightly clutter and may not be used as a storage area. The following actions are NOT permitted on balconies or patios:
 - The hanging of rugs, towels, or any type of clothing.
 - The storage or use of bicycles, playhouses, clothes-drying apparatus, or pool floats.
 - The projecting of objects beyond the balcony or patio, including but not limited to planter boxes, flags, or bunting.
 - The drilling into the balcony decks/walls or the affixing of exterior stone cladding to the balcony walls.
 - The shaking of mops and brooms; the emptying of buckets of any materials;
 - The disposal of cigarettes or trash; and
 - Violation of these rules regarding balconies and patios may result in fines (See the attached Schedule of Fines.)
- 5.1.3 –If oil stains caused by a vehicle need to be removed from driveways or sidewalks, the unit owner will be charged for the cost to remove the stains.
- 5.1.4 -Barbecue Grills and outdoor heaters or fireplaces are NOT permitted on the Common Elements except as provided by the Association. Maricopa County Fire Code prohibits charcoal cookers, braziers or grills of any type or any gasoline or liquefied petroleum gas fires, stoves, heaters or similar devices that can be ignited, to be stored on the balconies, patios, garages or on the Common Elements of the condominium complex.
- 5.1.5 -Five community BBQ grills are provided for resident use. Directions for proper use of the community barbecue grills are posted at each location.
 - Users of the BBQ grills and/or the fire pit are responsible for the safe ignition, operation and extinguishing,
 - Gas lines must be turned off before vacating the BBQ grill or firepit area.

- The grills and areas used around the grills and firepits are to be cleaned after their use.
- 5.1.6 –The Community Bulletin Board and mailbox area will be used for announcements. All items posted on the bulletin board or at mailbox area must be dated and approved by the Property Manager. Postings will normally last for one (1) month and will be removed after that time.

Violation Schedule

Violation	First Violation	Second	Third	Fourth, etc.
5.1-1,13 and 5.15 Common Elements	Warning	\$50.00	\$100.00	\$125.00
5.14 BBQ Grills	Warning	\$100.00	\$200.00	\$300.00

Fire Department will be called after 4th occurrence which will result in County warning and/or citation.

The property manager reports-imposed fines to the HOA Board and the Offending party will be informed of the infraction

Article 6 -Noise

6.1 Disturbing the Peace

- 6.1.1 -All residents shall play or operate appliances, musical instruments, televisions, radios, stereos, and other electronic equipment in a manner that will not disturb the peace and quiet of the premises. Violations may be subject to fines - see attached Schedule of Fines; and
- 6.1.2 -Wind chimes, fountains or other noise-making objects are not permitted on the Common Elements and Limited Common Elements. Violations may be subject to fines - see attached Schedule of Fines.

Violation Schedule

Violation	First Violation	Second	Third	Fourth, etc.
Noise (Including Pets)	Warning	\$100.00	\$200.00	\$300.00

The property manager reports-imposed fines to the HOA Board and the Offending party will be informed of the infraction

Article 7 – Business Activities (Reference 4.0 of the CC&Rs)

7.1 Prohibited Business Activities

- 7.1.1 -Posting of commercial advertisements or fliers are prohibited anywhere on the property. Posting of political advertisements and signage is prohibited on the Common Elements, including the community bulletin board area and the mailbox area; and
- 7.1.2 – A business activity may be permitted within a Unit, *so long as* the existence or

operation of the business activity is not apparent or detectable by sight, sound or smell from outside the Unit, and the business activity complies with the other requirements of

Violation Schedule

Violation	First Violation	Second	Third	Fourth, etc.
Business Activities	Warning	\$50.00	\$100.00	\$125.00

The property manager reports-imposed fines to the HOA Board and the Offending party will be informed of the infraction

Article 8 -Garages (Reference CC&Rs 4.6)

8.1 Prohibited Garage Use

- 8.1.1 -Garages may not be used as a warehouse or storage facility for on-premises business activities, and
- 8.1.2 - Garages may not be converted for living or recreational activities.

8.2 Permitted Garage Use

- 8.2.1 Garages shall be used for parking and limited storage only.

8.3 Garage Rules

- 8.3.1 -Garage Doors shall always be kept closed when not being entered by a unit occupant.

Violation Schedule

Violation	First Violation	Second	Third	Fourth, etc.
Garage	Warning	\$50.00	\$100.00	\$125.00

The property manager reports-imposed fines to the HOA Board and the Offending party will be informed of the infraction

Article 9 - Architectural Design (Reference CC&Rs 4.9)

9.1 Architectural Design Conformity

- 9.1.1 - Alterations to the exterior of buildings or interior structural changes are prohibited without prior written approval from the Association. An Architectural Design Committee has been created by the Association to determine this conformity.
 - An Architectural Change Request form is available from the property manager or the community website at www.miragecrossing.com

9.2 Second Floor Unit Flooring Changes from Carpet to Hard Surface Materials

- **9.2.1** Second story installations of hard surface flooring (including, but not limited to, wood, tile, linoleum, laminate or vinyl flooring) must conform to all noise reduction specifications established by the Association. Any Owner of a second story Unit who wishes to install hard surface flooring must contact the Association to obtain the most

current specifications.

9.3 Security Screen Doors

- 9.3.1-Any architectural request for a new or replacement of a security storm door shall use the following vendors and colors:
 - Steel Shield Security Screen Doors. Color:” Mirage **Village**” or Steel Advantage Security Screen Doors, Color: “**Security Brown**”
 - These items **MUST** be pre-approved by the HOA Board in the absence of an Architectural Committee.

9.4 Exterior Mirage Crossing Colors

- 9.4.1-All exterior architectural features must conform to the current HOA approved exterior colors as provided by the Association Manager.

9.5 Other Architectural Requests

- 9.5.1-Nothing may be attached to the external surfaces of the condominium buildings without approval from the Association.
 - Satellite dish location must be preapproved by the Board and shall not be affixed to any portions of the buildings
 - Replacement air conditioner compressors may not be more than forty (40) inches in height and cannot be taller than its enclosure

NOTE: Failure to comply with any of the Architectural Rules as detailed in Article 9 after the adoption of these Rules and Regulations may result in fines – see attached Schedule of Fines.

Violation Schedule

Violation	First Violation	Second	Third	Fourth, etc.
Architectural	Warning	\$100.00	\$200.00	\$250.00

The property manager reports-imposed fines to the HOA Board and the Offending party will be informed of the infraction

Article 10 - Pool and Spa

10.1 Pool and Spa Rules

- 10.1.1 -General – Pool and Spa Rules are visibly posted at the Pool and Spa.
- 10.1.2 -Maricopa County regulations require that ALL gates be kept closed at all times when not being used for entry or exit.
- 10.1.3 -No glass containers of any kind are allowed within the fenced pool and SPA area.
- 10.1.4 -Children, under the age of 14, must always be accompanied and supervised by an adult within the pool area.
- 10.1.5 -Children wearing diapers must wear swim type diapers with tight fitting elastic legs and waists.

- 10.1.6 -Persons under six years old are not permitted use of the spa. Individuals between 6 and 14 years of age must be accompanied by an adult.

Article 10 Violation Schedule

Violation	First Violation	Second	Third	Fourth, etc.
Pool and Spa	Warning	\$100.00	\$200.00	Suspension of pool privilege

The property manager reports-imposed fines to the HOA Board and the Offending party will be informed of the infraction

Article 11 – Access to Mirage Crossing

11.1 Access Fobs to Clubhouse

- 11.1.1 -Two fobs have been provided to each unit and may be used to gain access to the Clubhouse and Fitness Room.
- 11.1.2 -The Clubhouse is accessible daily from 9 AM through 10 PM and the Fitness Room is accessible daily from 3 AM through Midnight; Use of the Clubhouse and Fitness Room outside of the designated hours may constitute “disturbing the peace” and result in fines - see attached Schedule of Fines.

11.2 Maintenance of Fobs

- 11.2.1 -The Property Manager is responsible for the programming of all Fobs and maintaining a database of each fob’s identification and access.

11.3 Fob Activation and De-activation

- 11.3.1 -Lost fobs can be replaced through the Property Manager for a fee determined by the Board of Directors.
- 11.3.2 -Lost or stolen fobs should be immediately reported to the Property Manager so that the fob can be de-activated.
- 11.3.3 -Unit Lessees whose access fobs fail to operate must work the re-activation process through the owner of the unit.

NOTE: Fobs will remain active for Owners who are in good financial standing with the Association and in compliance with the Condominium Documents. If a unit owner’s account is in arrears more than sixty (60) days, or if such Unit Owner (or their property) is in violation of the Condominium Documents, all fobs will be deactivated. Keeping an account current includes the payment of any fines.

11.4 Gate Access to the Community

- 11.4.1 -There are two (2) working entry codes for the Cochise and Shea gates in addition to programmed remote controls.
- One (1) gate code, for resident use only, will allow access 24 hours per day; and One (1) gate code, for Vendor use only, will activate the gates between the hours of 7 AM and 7 PM. only.

Article 11 Violation Schedule

Violation	First Violation	Second	Third	Fourth, etc.
Access	Warning	\$50.00	\$100.00	\$125.00

The property manager reports-imposed fines to the HOA Board and the Offending party will be informed of the infraction

Article 12 - Contractors and Remodeling Work Hours

12.1 Contractor Hours

- 12.1.1 -Emergency repairs such as plumbing and electrical work are allowed at any time; and
- 12.1.2 -All other contract work must take place between the hours of 8 AM and 6 PM Monday through Saturday, only.

Article 12 Violation Schedule

Violation	First Violation	Second	Third	Fourth, etc.
Contractor Hours	Warning	\$50.00	\$100.00	\$125.00

The property manager reports-imposed fines to the HOA Board and the Offending party will be informed of the infraction

Article 13 - General Rules

13.1 Loitering

- 13.1.1 -Loitering is not permitted on the Common Elements of the community.

13.2 Damage to Common Elements

- 13.2.1 -Unit owners shall be responsible for all damage to Common Elements caused by the occupants of their unit; and
- 13.2.2 -The Common Elements are defined, but not limited to the following (please see your CC&Rs for a complete definition):
 - All landscaping, granite and grass areas
 - Buildings, pool and spa, BBQs and gazebos
 - Dumpsters and enclosures
 - Driveways and streets

13.3 Skateboarding in common areas is prohibited.

13.4 Bicycling is allowed ONLY on the streets.

13.5 Parents are responsible for the action of their children at all times.

13.6 Use of the Clubhouse

- 13.6.1 -Clubhouse rental is available only to those unit owners whose accounts are in good financial standing; and
- 13.6.2 -Private use of the Clubhouse requires a Contract.
 - The request must be signed by the unit owner
 - The request must be submitted to the Property Manager together with payment for the full amount of rental and security deposit
 - Reservations for Clubhouse rental will be held no longer than seventy two (72) hours without a signed contract and payment.

13.7 Use of the Fitness Room

- 13.7.1 -The Fitness Room is for the exclusive use of Mirage Crossing residents and their quests at their own risk.
- 13.7.2 -Guests must always be accompanied by the Resident.
- 13.7.3 -Children under 14 years of age must always be accompanied and supervised by an adult.
- 13.7.4 -Smoking is prohibited in the Fitness Room.
- 13.7.5 -No food or beverages are allowed in the Fitness Room except water.
- 13.7.6 -Proper exercise clothing and footwear must be worn.
- 13.7.7 -No equipment that is swung or flies (i.e., golf clubs, jumping ropes) may be brought into the Fitness Room.
- 13.7.8 -All private equipment must be removed after its use.
- 13.7.9 -Use of one piece of equipment is limited to thirty (30) minutes if others are waiting to use it; and
- 13.7.10 -Fitness Room privileges may be suspended if rules are not properly followed.

Article 13. Violation Schedule

Violation	First Violation	Second	Third	Fourth, etc.
Facility Use Violation	Warning	\$50.00	\$100.00	\$125.00

The property manager reports-imposed fines to the HOA Board and the Offending party will be informed of the infraction

Article 14 - Insurance and Loss Prevention (Reference CC&Rs Sec. 8.0-A, .1and .2 also Article 7.3

- **14.1** The HOA is responsible for providing insurance coverage on Common Elements and Units, exclusive of Owner upgrades, additions and personal property. Owners should obtain their own insurance at their own expense to cover improvements and upgrades within personal property as well as personal property and personal liability coverage. To assist in insurance loss prevention the following is required of each Unit Owner:
 - 14.1.1 If a Unit Owner leaves the Unit vacant for a period of more than three (3) consecutive days, the Owner shall shut off the main water valve to the Unit to shut off water to the Unit to the greatest extent possible.
 - 14.1.2 If an Owner leaves the Unit vacant for more than fourteen (14) consecutive

days, the Owner shall have a person perform inspections of the Unit at least once every fourteen (14) days to ensure that no water leaks or other damage has occurred to the Unit. The Owner shall ensure that records of such inspections are maintained by the inspector.

- 14.1.3 Each Unit Owner shall provide the Association with the appropriate contact information for an emergency contact person, including telephone number. Each Owner shall be responsible for updating the information on file with the Association as necessary.
- 14.1.4 Upon the occurrence of an event or incident within the Unit where the damage caused thereby is covered by the Association’s property casualty policy, including but not limited to, a water leak or fire (“Insurable Event”), or any other event which may potentially constitute an Insurable Event, any Unit Owner impacted thereby shall refrain from undertaking any repair work to the unit or the Common Elements (with the exception of work necessary to mitigate further damage, such as repairing a burst pipe).
- 14.1.5 Insurance/damage remediation costs (including the Association's deductible) can be assessed against the Owner Owner(s) of the Unit(s) affected **(CC&Rs Sec. 8.2)**. If the damage was caused by the negligence or willful misconduct of an Owner, such Owner is responsible for insurance/damage remediation costs (including the Association’s deductible) in their entirety **(CC&Rs Sec. 7.3(G); Sec. 8.2)."**

Article14 Violation Schedule

Violation	Violation
Insurance/Prevention	Based on Specific Incident

The property manager reports-imposed fines to the HOA Board and the Offending party will be informed of the infraction

Violation Schedule

Violations	Violation	First Violation	Second Violation	Third Violation
Short Term Rentals*	Warning	\$500.00	\$750.00	\$1000.00
Animals/Pet*	Warning	\$100.00	\$200.00	\$300.00
Trash*and Recycling	Warning	\$50.00	\$100.00	\$150.00
Parking Fire Zone*	Tow Away	Tow Away	Tow Away	Tow Away
Parking or Vehicle*	Warning	\$50.00 Daily	\$100.00 Daily Parking Violation Tow Away	\$200.00 Daily Parking Violation Tow Away
Unregistered Vehicle*	Tow Away	Tow Away	Tow Away	Tow Away
Common Elements*	Warning	\$50.00 Suspension of Common Element usage (optional)	\$100.00 Suspension of Common Element usage (optional)	\$150.00 and Suspension of Common Element usage
BBQ Grills *	Warning	\$100.00	\$200.00	\$300.00
Noise (Including pets) *	Warning	\$100.00	\$200.00	\$300.00
Business Activity*	Warning	\$50.00	\$100.00	\$150.00
Garage*	Warning	\$50.00	\$100.00	\$150.00
Architectural Request*	Warning	\$100.00	\$250.00	\$500.00
Pool and Spa*	Warning	\$50.00	\$100.00	\$150.00 and Suspension of pool Privilege
Community Access & Fobs*	Warning	\$50.00	\$100.00	\$300.00 Suspension of use of all facilities accessed by fob
Contractor Remodeling Hrs.*	Warning	\$50.00	\$100.00	\$150.00
Other Identified Violations*	Warning	\$50.00	\$100.00	\$150.00

***Based on the severity of the violation, the HOA Board of Directors has the authority to levy fines that exceed those amounts shown on the violation schedule above, and also include suspension of use of all common elements.**