

Silver Firs II HOA

Policy # 60 Fines and Fees

Adopted November 28, 2005. Effective January 15, 2006.

This policy replaces policies 23, 31, (46 -last paragraph mentioning reoccurring violation), 47 and 49

Purpose: To save the Association money by encouraging quicker compliance of the rules by removing the cap of the previous fining policy and to explain the fee for lack of ACC submittal.

Authority: Washington State RCW 64.38.020 (1) grants the Association power to “adopt and amend bylaws, rules and regulations”.

A fine of \$10.00 per day, per violation, may commence the day following a hearing before the Rules Committee or Board of Directors. There is no cap (maximum).

There are two exceptions to this policy. The first exception is for a violation that is a documented reoccurring violation. The fine of \$10.00 per day will accrue upon verification of the violation and be assessed to the lot the day after a hearing. The Rules Committee or Board of Directors may waive or reduce the fine based on testimony presented at the hearing.

The other exception is the \$250.00 fee for lack of ACC submittal. \$250.00 will be assessed to the lot the day after a hearing. The Rules Committee or Board of Directors may waive or reduce the fine based on testimony presented at the hearing. In addition, if the ACC does not approve the project, the homeowner will be given 30 days to remove the project or modify the project to meet the ACC’s requirements for approval. If the lot is not in compliance after 30 days, the \$10.00 per day fine will be assessed in addition to the \$250.00 fee for lack of ACC submittal.