

**BAYHILL HOMEOWNERS' ASSOCIATION
ENFORCEMENT POLICY
Adopted and Effective February 15, 2015**

On January 14, 2015, at a duly called Board Meeting; the Board of Directors resolved to adopt the Enforcement Policy effective February 15, 2015. Therefore, this Enforcement Policy supersedes any and all previous Enforcement Policies. A copy of said policy shall be mailed to all owners in accordance with the governing documents of Bayhill HOA.

1. PURPOSE

The Association has the legal duty to enforce the recorded protective covenants and conditions that govern use of property. The Association's purpose is to preserve and protect the quality and character of the development, to provide for the maintenance, preservation and control of the common areas, and to promote the health, safety, protection and welfare of the property owned by members of the Association. As such, a uniform enforcement policy is necessary. The Association, through its Board of Directors shall apply this enforcement policy equally and consistently.

2. AUTHORITY

The Declaration of Covenants, Conditions and Restrictions gives the Board of Directors the authority to adopt reasonable rules and regulations governing the maintenance and use of the Common Area and the Property and other matters of mutual concern to the Members, which rules and regulations are not inconsistent with the Declaration and the Bylaws and which treat all Members fairly and in a non-discriminatory manner.

3. VIOLATIONS

For the purpose of enforcement and fees, violations of the Declaration are based upon their effect on property values and/or interference with the right to quiet enjoyment or potential health and safety violations of the property of other Association members.

***Potential violations may include, but are not limited to:**

Maintenance of improvements and landscaping on owners lot(s) (4.3)
Storage of RVs, boats & boat trailers, panel trucks, campers, inoperable vehicles (4.7)
Offensive or unlawful activities, i.e. nuisance (4.6)
Waste, rubbish & trash (4.10)
Animal restrictions (4.5)
Renting and leasing (4.4)
Temporary residence (4.21)
Satellite dishes (4.13)
Screened service areas (4.12)
Signs (4.9)

*Please refer to the CC&R's for a complete listing of the rules and regulations.

4. a). NOTICE & FEE SCHEDULE

<u>Notice</u>	<u>Action</u>	<u>Days to Comply</u>	<u>Fine (All Fines Are Accumulative)</u>
1 ST	Failure to Comply Notice	2 – 30 (Dependent on Violation)	\$0.00
2 nd	Failure to Comply Notice	2 – 30 (Dependent On violation)	\$ 50.00
3 rd	Failure to Comply Notice	30	\$ 100.00
4 th	Final Notice	30	\$200.00

The Association may assess fines in excess of the above schedule if, in the opinion of the Board of Directors, the violation creates a hazard to the safety, welfare or property of other residents.

Each notice shall describe the violation and inform the homeowner what must be done to cure the violation. Notices shall inform the homeowner that unpaid fees and uncorrected violations could result in lien and/or potential legal action and payment of legal costs and fees.

5. MULTIPLE VIOLATIONS

Each violation is treated separately. For example, if a homeowner has three unrelated violations, they will be treated as three violations and not one and the process is applied to each violation separately, since the homeowner could correct one but not all of the violations.

6. APPEAL PROCESS

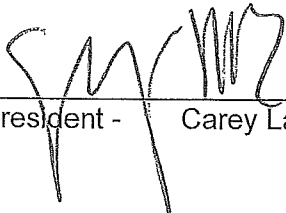
The Association's governing documents and RCW 64.38.020 grant to the homeowner the right to appeal any dispute with the Association. Homeowner must put a request to appeal in writing, sent to the address of the Association. Thereafter, the Association's Board of Directors will notify the homeowner within 30 days of receipt of the appeal and will set a hearing on the matter not more than 30 days thereafter. At the request of the homeowner, the matter shall first be mediated prior to a hearing on the appeal.

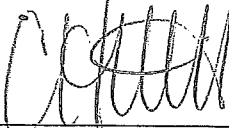
7. GENERAL

The Association's Board of Directors shall have the authority to modify monetary fines or liens or alter the process, with the exception of the appeal process, through a formal vote of the Board.

Copies of all notices and related correspondence will be maintained by the Secretary of the Association and/or the Association's management company.

This Enforcement Policy adopted by Bayhill Homeowners' Association Board of Directors on the 14th day of January, 2015.


Board President - Carey Lasley


Board Treasurer – Christie Hunter