

**SUNWOOD LAKES HOMEOWNERS ASSOCIATION
ENFORCEMENT POLICY
Approved January 15, 2015**

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 Articles of Incorporation grant the Association enforcement powers. The Bylaws authorize the Board of Directors of the Association to adopt rules and regulations governing the conduct of persons and the operation and use of the lots to assure the peaceful and orderly use and enjoyment of property. The Declaration of Covenants, Conditions and Restrictions (Declaration) grants the Association the power and duty to enforce the covenants and to establish rules, regulations and fines as necessary for that purpose.

3. VIOLATIONS

For the purpose of enforcement and fines, 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 which may include, but are not limited to (see the House Rules & Regulations; CCRS, Article IX):

- RVs, Boats & Boat Trailers, Campers, Motor Homes
- Parking violations
- Construction debris
- Use of unlicensed vehicles or repairs
- Pets / No Livestock
- Offensive or unlawful activities, i.e. nuisance
- Maintenance of exterior including fences
- Maintenance of landscaping and grounds
- Change/improvement or landscaping w/o ACC approval
- Waste, rubbish & trash
- Business use

4. NOTICE & FEE SCHEDULE

<u>Notice</u>	<u>Action</u>	<u>Days to Comply</u>	<u>Fee (All Fees are Cumulative)</u>
1st	Courtesy Notice	2 - 30	\$ -0-
2nd	Failure to Comply Notice	7	\$ 50.00
3rd	Failure to Comply Notice	7	\$ 100.00

***The Association may assess fees 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 fines and uncorrected violations could result in lien and/or potential legal action and payment of legal costs and fees.

If the Association has imposed a daily fine, the homeowner has the duty to inform the Association that corrective action has been taken and the violation cured, or the fine could continue. All violations must be corrected in good faith and permanently.

5. REPEAT VIOLATION

For a repeat violation of the same nature within the same calendar year, there shall be no Courtesy Notice sent. Homeowner shall receive the Failure to Comply Notice and be charged a fine in that notice. 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 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.

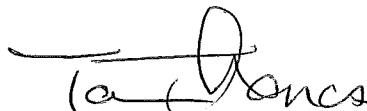
7. NOTICES

Any response to a Compliance Notice, or Request for Appeal, or any other notice, or complaint about potential violations, must be in writing to Sunwood Lakes Board of Directors: PO Box 8909, Lacey, WA 98509.

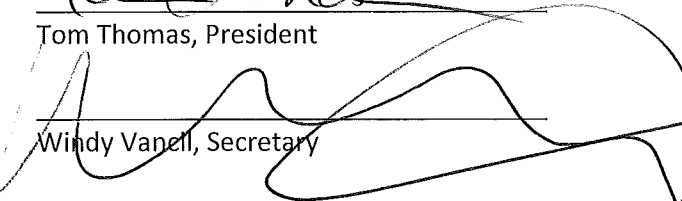
8. GENERAL

The Association’s Board of Directors shall have the authority to decrease 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 the Association’s management company.

This Enforcement Policy was adopted by Sunwood Lakes Homeowners Association on the 15 day of January, 2015.



Tom Thomas, President



Windy Vancil, Secretary

for Windy Vancil

Misty Wilen, Treasurer