

LAKELAND HILLS HOMEOWNERS ASSOCIATION

FINE POLICY-ARCHITECTURE CONTROL VIOLATIONS

1. The **Board of Directors** or its **agent** will generally attempt to contact the **owner** by phone, or personal visit to notify them of any violations of the covenants, and seek prompt voluntary compliance, unless in the Board's or its Agent's judgment prompt voluntary compliance is unlikely. The **Board** or its **Agent's** will not be expected to make repeated attempts to contact the **Owner**. If voluntary compliance is not otherwise obtained then the following procedures shall apply to violations other than assessment delinquencies addressed in Dues and Special Assessments Policy and yard maintenance that is covered in a separate rule.
2. The Association will provide a written **Deficiency Checklist (see attachment)** by hand or by first class mail to the last known address of the **owner**, stating the nature of the violation(s). This notice shall establish the required date of compliance, not to exceed forty five (45) days, and shall state failure to so comply will result in assessment of fines and/or other enforcement action. The **Checklist** will identify both deficient items which will require action within the **forty five (45)** day stipulated period, and Remediation Plan items that require a immediate response and associated plan within the **forty five day (45)** days of receipt of the **Checklist**.
3. In addition to any enforcement action the Association may take, if the owner fails to cure the violation by the date set forth or extended by the Board of Director's or its agent at a special hearing shall, at the end of **the forty five (45)** day period initiate a fine of **\$10.00** per day which will be assessed the responsible **Homeowner** account.
4. After a period not to exceed **sixty (60)** days is reached a **lien** will be processed by the Associations Attorney. If and when the delinquent account is turned over to the Association's Attorney the **Owner** will be notified in writing. Attorney's fees, court costs and monthly collection service fees will also be assessed.
5. If the delinquent account is turned over to the Association's Attorney the delinquent **owner** shall communicate with the Association's Attorney directly, and shall make all payments, including attorney's fees to the Association's attorney until the delinquent owner brings their account current. The Board of Director's will also decide, in consultation with the Association's Attorney, what further steps, if any, the Association needs to take to protect the community's best interests.
6. Once the account is paid in full and current (including pre-payment of the Lien Release Fee) the **lien** will be released within **five (5)** business days.

7. Fine Schedule:

Deficient issues	\$10.00 per Day, after forty five (45) days
Remediation issues	\$10.00 per Day after forty five (45) days

8. The mailing address for overnight payment of Fines is:
Lakeland Hills Homeowner's Association
P.O. Box 1491
Auburn, WA, 98071-1491

Note: Unpaid fines and fees are considered unpaid special assessments and are subject to the applicable late fees and delinquent interest at the rate of 1% per month (12% APR) from the due date of the first notice.