

# Whipple Creek Place HOA

## COMPLIANCE FINES & PROCEDURES RESOLUTION

Pursuant to the Amended and Restated Declaration of Covenants, Conditions & Restrictions for Whipple Creek Place Homeowners Association (Declaration) as recorded on September 19, 2024, with Clark County, WA as auditor file 6205807; and

WHEREAS, Washington state law states the Association may “Enforce the governing documents and, after notice and opportunity to be heard, impose and collect reasonable fines for violations of the governing documents in accordance with a previously established schedule of fines adopted by the board of directors and furnished to the owners”; and

WHEREAS, in accordance with Article IX, Section 9.2 of the Declaration which states: “The Board shall adopt a **Compliance Fines and Procedures Resolution** with a fines schedule for violations of this Declaration, the Bylaws, rules, and resolutions” of the Association; and

WHEREAS, this clarifies that Section 6.1 Maintenance by Owner of the Declaration and Section 7.1 Signs of Declaration shall include:

- Holiday decorations shall be removed from public view within 30 (thirty days) following each designated holiday.
- Decorative landscape containers shall be permitted year-round excluding plastic nursery containers unless they display viable aesthetic vegetation.
- Landscaping shall be comparable to the Common Areas maintained by the HOA with lawns mowed and lawn, shrub, and flower beds relatively weed free.
- After fall leaf drop is complete, leaves are to be removed from sidewalks and streets abutting lots. It is illegal to blow, rake, sweep, or dump leaves into Clark County streets.

NOW, THEREFORE, IT IS RESOLVED that the Board adopts this **Compliance Fines & Procedures Resolution**, which shall immediately replace Sub-Association 1, 2 and 3 Compliance Fines & Procedures Resolutions adopted on 2-1-2011, 5-6-2013, and 6-16-2013, respectively, and any subsequent resolutions, if any, with the following Policies and Procedures:

When an Owner is determined to be in violation of the Association’s governing documents, the Association or Managing Agent will take the following action to correct the violation(s) by sending the Owner the following notices and assessing the Owner the following fines:

### Courtesy Notice of Violation

- Twenty-one (21) days to comply, from the date on the notice.
- Within Fourteen (14) days of this notice, any Owner who believes no violation has occurred, or would like to clarify how and when the violation will be rectified, has the right to be heard by sending a written notice to the Association’s Managing Agent.
- Notification of a fine if violation remains uncorrected.

Second Notice of Continuing Violation.

- \$50.00 fine assessed.
- Fourteen (14) days to comply before Third Notice of Continuing Violation.

Third Notice of Continuing Violation.

- \$100.00 fine assessed.
- Fourteen (14) days to comply before Notice of Continuing Non-Compliance.

Notice of Continuing Non-Compliance.

- \$150.00 fine assessed and assessed every Fourteen (14) days thereafter until the violation is corrected.

If the violation(s) remains uncorrected ninety (90) days after the Courtesy Notice of Violation:

- Pursuant to Section 6.1 of the Declaration, the Association may hire an outside contractor(s) to correct the violation(s) with ten (10) days prior written notice to the Owner.
- The Association will charge this cost to the Owner.

These fines and other charges shall become assessments. Failure to pay these assessments shall be subject to Section 5.4 of the Declaration.

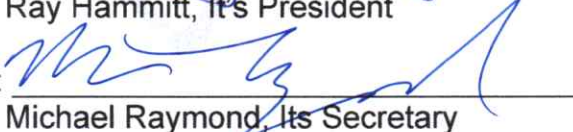
If compliance issues are not repeated for six (6) consecutive months, the violation cycle will begin again.

BE IT FURTHER RESOLVED, a copy of this resolution shall be sent to all Owners at their last known address by US Mail, or by email if the Owner has consented. It is the responsibility of the Owner to notify the Association, or Managing Agent in writing of any change in their mailing and email addresses

This Resolution was adopted by the Board on February 3, 2025, and shall become effective immediately.

BY:   
Ray Hammitt, Its President

Date: 2-3-2025

BY:   
Michael Raymond, Its Secretary

Date: 2-3-2025

Note: The Amended and Restated Declaration of Covenants, Conditions & Restrictions for Whipple Creek Place HOA (Declaration) can be viewed on the WCP HOA webpage: <http://www.mywhipplecreekplace.com> under the Governing Documents tab, and on the Managing Agents web portal, if available.