

Whipple Creek Place HOA
C/O Invest West Management
12503 SE Mill Plain Boulevard, Suite 260
Vancouver, WA 98684

March 31, 2026

Mike Osborn
10590 Canon Perdido St
Las Vegas, NV 89141

RE: Courtesy Notice/Notice to Correct – 15118 NW 1st Ave, Vancouver, WA 98685

Dear Mike Osborn:

Community Associations, like the one in which you live, have the responsibility to preserve and protect property values. The following condition(s) of certain item(s) at your property were recently observed on 03/30/2026 to not meet the standards set forth in your Association's governing documents.

Landscaping Mow your front yard lawn.

This needs to be corrected within 21 days of this notice.

Please be advised that your Association's governing documents require &/or state the following: **"6.1 Maintenance by Owners. Each Owner shall maintain his Lot, home, improvements, and appurtenances, at all times, in a safe, clean, sanitary, and attractive condition, and shall comply with all laws, ordinances, and regulations pertaining to the removal of trash and rubbish, and the maintenance of on-site systems for surface and storm water drainage. No noxious, offensive, or unsightly conditions shall be permitted upon any Lot, nor shall any condition or act be permitted by any Owner which results in an annoyance or nuisance to other Owners. The maintenance required of each Owner shall include, without limitation, the repair, replacement, and care for roofs, gutters, downspouts, exterior building surfaces, walks, driveways, and other exterior improvements and glass surfaces, including the repainting of painted surfaces. All re-painting or re-staining and exterior remodeling shall be subject to the provisions of paragraph 8.7 of this Declaration. Each Owner shall keep all shrubs, trees, grass, and plantings on his Lot neatly trimmed, properly cultivated, and free of trash, weeds, and other unsightly material. Damage caused by fire, flood, storm, earthquake, riot, vandalism, or other causes shall be the responsibility of each Owner and shall be restored as soon as reasonably possible. In the event that any Owner fails to perform such maintenance and repair, the Association, upon ten (10) days prior written notice, shall have the right, but not the obligation, to perform the same, and to charge the Owner the reasonable cost thereof. In the event that the Owner fail to reimburse the Association for all such costs within ten (10) days after demand, the Association may, at its election, record and foreclose a lien for repayment of such expenditures."**

If one or more pictures related to the violation(s) noted above are available, one of them is at the bottom of this letter. Please log into your portal account to see the other pictures, if any.

Any owner receiving notice of an infraction of any provisions of the Association governing documents who believes no violation has occurred has the right to be heard by the Board of Directors. An owner may request a hearing by sending written notice to info@iwmhoa.com within 14 days of this notice.

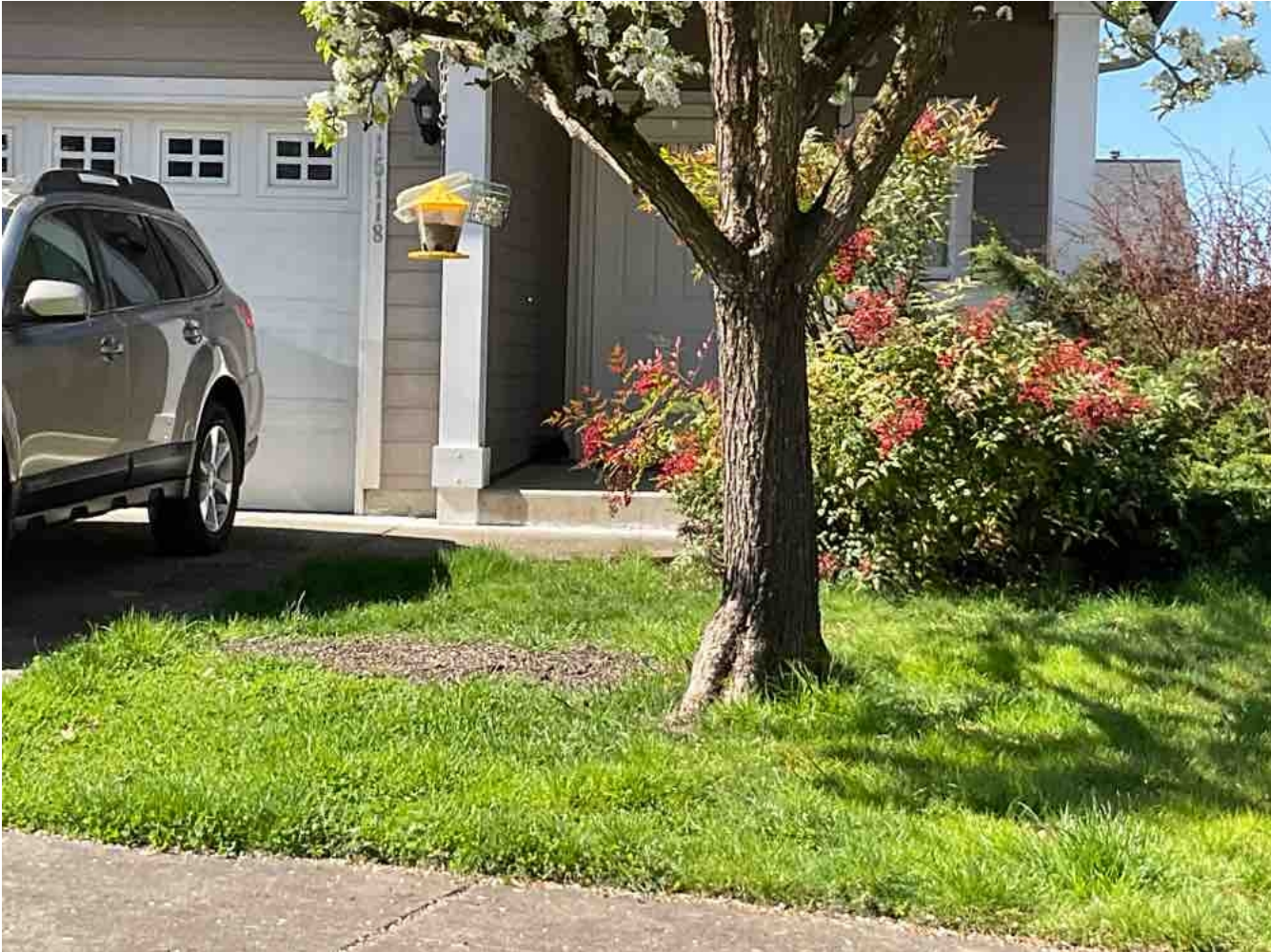
Failure to correct the violation or respond within the above-mentioned time frame may lead to fines being imposed and assessed to your account. If you feel that you are in compliance or would like to provide additional information on this matter, please contact your Invest West Management team by logging into your owner portal at https://portal.iwmhoa.com/Home_v2/Login. Click on 'View All Requests →' from the Dashboard on the right side of the screen and select the applicable Violation Record from the My Items screen to send a message.

Thank you in advance for your attention to this matter. We appreciate your cooperation and for doing your part to keep the community a desirable place to live.

Sincerely,
Whipple Creek Place HOA

Please remember, all Whipple Creek Place HOA governing documents can be found on portal.iwmhoa.com.

This Community is Professionally Managed By:
Invest West Management, LLC





Whipple Creek Place HOA
C/O Invest West Management
12503 SE Mill Plain Boulevard, Suite 260
Vancouver, WA 98684

May 27, 2026

Mike Osborn
10590 Canon Perdido St
Las Vegas, NV 89141

RE: **Fine Notice** – 15118 NW 1st Ave, Vancouver, WA 98685

Dear Mike Osborn:

Community Associations, like the one in which you live, have the responsibility to preserve and protect property values. On 05/18/2026, the following condition(s) of certain item(s) at your property were observed to not meet the standards set forth in your Association's governing documents:

- **Landscaping: Mow your front yard lawn. This item has been moved to Fine Notice - First Fine.**

Your account has been assessed \$50.00 for non-compliance.

You were previously notified regarding this matter in correspondence available to you via your community portal; to prevent additional fines from accumulating, this needs to be corrected within 14 days of this notice.

Please be reminded that your Association's governing documents require &/or state the following: **"6.1 Maintenance by Owners. Each Owner shall maintain his Lot, home, improvements, and appurtenances, at all times, in a safe, clean, sanitary, and attractive condition, and shall comply with all laws, ordinances, and regulations pertaining to the removal of trash and rubbish, and the maintenance of on-site systems for surface and storm water drainage. No noxious, offensive, or unsightly conditions shall be permitted upon any Lot, nor shall any condition or act be permitted by any Owner which results in an annoyance or nuisance to other Owners. The maintenance required of each Owner shall include, without limitation, the repair, replacement, and care for roofs, gutters, downspouts, exterior building surfaces, walks, driveways, and other exterior improvements and glass surfaces, including the repainting of painted surfaces. All re-painting or re-staining and exterior remodeling shall be subject to the provisions of paragraph 8.7 of this Declaration. Each Owner shall keep all shrubs, trees, grass, and plantings on his Lot neatly trimmed, properly cultivated, and free of trash, weeds, and other unsightly material, Damage caused by fire, flood, storm, earthquake, riot, vandalism, or other causes shall be the responsibility of each Owner and shall be restored as soon as reasonably possible. In the event that any Owner fails to perform such maintenance and repair, the Association, upon ten (10) days prior written notice, shall have the right, but not the obligation, to perform the same, and to charge the Owner the reasonable cost thereof. in the event that the Owner fail to reimburse the Association for all such costs within ten (10) days after demand, the Association may, at its election, record and foreclose a lien for repayment of such expenditures."**

If one or more pictures related to the violation(s) noted above are available, one of them is at the bottom of this letter. Please log into your portal account to see the other pictures, if any. Your fine is immediately due and payable, and unpaid fines may incur late fees. Payments can be made in the same manner as you make your regular assessments.

Failure to correct the violation or respond within the above-mentioned time frame may lead to additional fines being imposed and assessed to your account. If you have any questions, please contact your Invest West Management team by logging into your owner portal at https://portal.iwmhoa.com/Home_v2/Login. Click on 'View All Requests →' from the Dashboard on the right side of the screen and select the applicable Violation Record from the My Items screen to send a message.

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Sincerely,
Whipple Creek Place HOA

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