



The following is an April 30, 2013 revision of the "Schedule of Fines" originally approved by the Lake Forest Board of Directors and instituted effective June 1, 2000.

SCHEDULE OF FINES

Violation of the Covenants, Conditions and Restrictions (CCR's)

Fines will be levied for failure to comply with the CCR's as follows:

1. The Lake Forest Homeowners Board of Directors (the Board) will notify the homeowner (and tenant, where applicable) in writing via a first courtesy letter that a violation(s) has occurred. The notification will specify the nature of the violation(s).
2. The homeowner will be given 15 to 30 days from the date of the notice to correct the violation(s). The time to correct will be a function of the extent of the action required. There are two classifications of violation(s):
 - a. **Basic Compliance** issues are easily remedied by the homeowner. This type of violation includes but is not limited to nuisance issues, *ie.* trash cans in view from the street, illegal sign on property, dumping in the green belt areas and vehicular violations, including inoperable vehicles on property, RV or trailer in front of home and parking on the grass in front of home. The time allowed for Basic Compliance issues is 15 days.
 - b. **Task Related Compliance** issues require some action and effort by the homeowner. This type of violation may include but is not limited to Architectural Committee actions and home appearance type of issues that require extended homeowner effort. The time allowed for compliance for task related compliance issues is 30 days. In certain very difficult situations the Board may extend the time to comply.
3. If the violation(s) is not corrected in the time allotted, the Board will notify the homeowner via a second courtesy letter that continued noncompliance will result in a subsequent fine. The second courtesy letter will give a new date for compliance. That date will follow the guidelines of paragraph 2 above.
4. If the violation is still not corrected in the time allotted in the second courtesy letter, the homeowner will receive a third notice of noncompliance and fine. Payment of the fine is due upon receipt.
5. Payment of the fine by the homeowner does not discharge the homeowner's obligation to ensure that the violation(s) in question is brought into compliance with the covenants and standards of this community.
6. Without further notice, this fine will double for each subsequent 30-day period (LFHA Board discretion) that the violation(s) remains uncorrected and will continue to do so until the violation(s) is corrected. When the accumulative account balance reaches a minimum of \$300.00 the Association may initiate Small Claims Court action.
7. Anytime from the date of the first notice, the homeowner may request to meet with the members of the Board to present pertinent information that may bear upon his or her situation. The Board will grant such a meeting which will usually coincide with the next regular Board meeting.
8. At its sole discretion, the Board may excuse the fine if the homeowner can demonstrate, to the satisfaction of the Board, a valid reason (1) why the violation(s) cannot or should not be corrected and/or there were compelling reasons that prevented the homeowner from obtaining prior written approval for an architectural improvement, or (2) the perceived violation(s) complies with all the provisions in the covenants and meets the standards established by the LFHA Board of Directors. No

violation shall be revoked without a majority vote of the CC&R committee. No fine shall be revoked without a majority vote by the Board of Directors.

9. Accumulation of fines of \$300.00 or more may result in liens being placed against the property or Small Claims Court action. Note: All monies owed the Association must be paid prior to any release of lien, etc., required to allow the homeowner to refinance or sell their property.
10. The Board reserves the right to modify, amend, add or delete details, technicalities and/or items from the schedule of fines, in accordance with the procedures as provided in the Bylaws and in compliance with current Washington State statutes.

A. Article VIII - Architectural Committee:

Homeowners are required by the covenants to obtain prior written approval from the Architectural Committee before they construct, change or alter buildings, fences, walls or any other structure including, but not limited to, decks, gazebos, sheds, large play houses or athletic/play equipment. Alterations include changing the color of any structure. Any homeowner who fails to do so will be fined **\$25.00**.

If any construction, change or alteration is not in compliance with Lake Forest standards after a 30 day period, an additional fine will be imposed, as set forth in paragraphs 2.b. and 6 above.

B. Unauthorized modification of, or debris disposal in the Common Areas/Park/Greenbelts:

No person shall dispose of grass clippings, tree limbs, construction material, or any other debris in the community area/greenbelts. The fine for unauthorized disposal of debris will be **\$250.00**.

No person shall modify the character or appearance of the community area (including tree or brush trimming or removal) without prior written Board approval. The fine for unauthorized community area modification will be **\$250.00**.

No person shall encroach upon community area (including personal use for storage or vehicular passage) without prior written Board approval. The fine for unauthorized community area encroachment will be **\$250.00**.

If the resident fails to demonstrate compelling reasons for actions, to the satisfaction of the Board, he or she will be required to reimburse the Association for any expenses incurred in connection with the modification, the amount of which will be in addition to the fine.

Continued violation 30 days after the initial fine will incur additional fines as specified in paragraph 6 above.

C. Violation of the Covenants - Articles V and X.

Homeowners are required by the covenants to maintain the exterior condition of their properties (Article V) and to comply with all provisions of Article X, including, but not limited to avoidance of nuisance to the neighborhood, garbage and refuse disposal, non-display of signs and temporary structures and recreational vehicles.

Any homeowner who fails to comply with Articles V and X will be fined **\$25.00**. If any violation(s) is found to be not in compliance after the 30 day period, an additional fine will be imposed, as set forth in paragraph 6 above.