



After Recording Return To:
Robert D. Wilson-Hoss
Hoss and Wilson-Hoss
236 West Birch
Shelton, Washington 98584

DOCUMENT TITLE:	Resolution No. 2002 - <u>Z</u>
REFERENCE NUMBERS OF RELATED DOCUMENTS:	N/A
GRANTORS:	
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LEGAL DESCRIPTION:	
ASSESSOR'S PROPERTY TAX PARCEL NO.	

LAKE ARROWHEAD COMMUNITY CLUB

RESOLUTION NO. 2002 - Z

FINDINGS

1. Enforcement of Covenants and Other Rules. The Board of Directors at Lake Arrowhead finds that, although most of its members respect their neighbors and the covenants and other rules of the association, a few are not as cooperative. In many cases, the behavior that causes problems comes from renters, not the actual members.

In certain exceptional cases, such behavior continues even after informal attempts to solve the problems presented. On occasion, therefore, the board is forced to turn to litigation to enforce its covenants and rules.

2. **Responsibility of Members.** The board finds that the only practical way to protect the general membership and the covenants and other rules is to provide that each member is responsible for his or her own actions, as well as the actions of children, guests, and renters.

3. **Scope of Involvement.** The board finds that it is not in the best interests of the association for it to involve itself in disputes that are not the responsibility of the association; but that the board may choose to intervene in its own name on behalf of two or more owners in support of the covenants and other rules.

4. **Fees and Costs.** The board finds that all of the fees and costs of its involvement with any such matters, including all matters involving issues of enforcement of covenants and other rules, should be paid by the member responsible for any problems addressed by the board's intervention. Such fees and costs should not be spread out among the general membership by use of general assessment funds. Such fees and costs include all expenses required in the discretion of the board to support its intervention, including surveyor, accounting, title investigation and insurance, and other expert fees and costs; all expenses related to evidence, including photography, deposition, service and filing fees, and all other expenses; and all attorney fees and costs.

RESOLUTIONS

Based upon the findings set forth above, the board of directors of Lake Arrowhead Community Club adopts the following resolutions:

1. **Enforcement of Covenants and Other Rules:**

When presented with a complaint regarding violation of covenants or other rules, the board shall make reasonable efforts to resolve the issues informally. If informal resolution is not successful, the board may involve itself in litigation, at its discretion.




2. **Responsibility of Members.** Members are responsible for the actions of their family members, guests, and renters, in addition to the member's own actions.

3. **Scope of Involvement.** The board may involve the association in litigation in its own name on behalf of itself or two or more members on matters affecting the association, such as, for example, nuisances that affect a neighborhood but not on behalf of owners involved in disputes that are not the responsibility of the association, such as, for example, many adverse possession matters.

4. **Fees and Costs.** Any and all fees and costs reasonably incurred by the association to enforce its covenants and other rules, as described above, shall be the responsibility of the member responsible for the board's enforcement efforts. Such amounts shall be considered the same as general assessments for the purposes of collection, including as personal liability, and as a lien against the member's associated lot, subject to suit and foreclosure as provided for such assessment liens.

5. **Effective Date.** This resolution is effective immediately upon signature, and applies to all circumstances existing as of the date of signature, where the member involved has been notified of this resolution by newsletter or otherwise, and fails to correct any such circumstance within a reasonable time after notice, not to exceed two weeks; and to all circumstances that arise after the effective date hereof.

DATED this 11th day of MAY, 2002.



CHUCK KELLY, President
LAKE ARROWHEAD COMMUNITY CLUB



MARY MAXION, Secretary
LAKE ARROWHEAD COMMUNITY CLUB

RETURN ADDRESS:

Robert D. Wilson-Hoss
Hoss and Wilson-Hoss
236 West Birch
Shelton, Washington 98584

Document Title(s) (Or transactions contained therein): 1. Resolution 2006-02-16 2. 3. 4.
Grantor(s) (Last name first, then first name and initials): 1. Lake Arrowhead Community Club 2. 3. 4. 5. <input type="checkbox"/> Additional Names on Page ____ of Document.
Grantee(s) (Last name first, then first name and initials): 1. The Public 2. 3. 4. 5. <input type="checkbox"/> Additional Names on Page ____ of Document.
Legal Description (Abbreviated: <i>i.e.</i> , lot, bloc, plat; or section, township range): Lake Arrowhead Divisions 1-8, as recorded in Volume 6 of Plats, pages 55-56; 136-137; 138-139; 178-179; 180-181; 182-183; 38-39; and 60-62, all as recorded in the records of Mason County, Washington. Legal Description is on Page ____ of Document.
Reference Number(s) (Of documents assigned or released): N/A <input type="checkbox"/> Additional Reference Numbers on Page ____ of Document
Assessor's Property Tax Parcel/Account Number: N/A

LAKE ARROWHEAD COMMUNITY CLUB

RESOLUTION NO. 2006-02-16

1. Regulation

Lake Arrowhead Community Club has the authority to enforce protective covenants and other rules that apply to the Lake Arrowhead Community Club development. Lake Arrowhead Community Club also has the authorities specified in the Washington State Homeowners' Association Act at RCW 64.38.020. Pursuant to these authorities, the Board of Directors adopts this Resolution No. 2006-02-16. The purpose of this Resolution is to provide notice to members of the applicable rules and regulations, and the enforcement system adopted herein.

All property conditions and activities within the Lake Arrowhead Community Club development are subject to all applicable local, state, federal and other laws and regulations, including those administered by any and all Mason County agencies. All permits granted by Lake Arrowhead Community Club are specifically conditioned on agreement to comply, and continued compliance with, any and all such laws and regulations. Failure to comply with any such laws and regulations will automatically make void, and not voidable, any Lake Arrowhead permit.

Rules that apply to the Lake Arrowhead development are provided for and contained within the applicable Lake Arrowhead Covenants, Articles of Incorporation, Bylaws, and other rules and regulations properly adopted. It is the responsibility of each member to understand and abide by these rules.

Each member is responsible for any and all actions of his or her family members, social or business guests, and tenants, when such actions involve in any way property or activities within the jurisdiction of Lake Arrowhead Community Club and /or violations of any Lake Arrowhead Community Club rules. Landlords are specifically responsible for all actions of their tenants, and all property conditions caused by their tenants. Landlords are responsible for both controlling behavior and conditions, and payment of any resulting fines and other related fees and charges.

The system adopted by this Resolution is in addition to all other available remedies for property condition and activity violations. If the Board determines, at any time during the process, or before it begins, that an emergency exists; or that the member involved would not likely cooperate with the system established herein, and the use of the system would probably only cause delay in resolution of the problem; it may choose to seek an immediate injunction and other remedies, or any other available remedy.

2. Violations-Fines

A. Pre-Approval. It is essential for the Board of Directors to have the opportunity to review, consider and approve plans for actions that are subject to the authority of Lake Arrowhead Community Club. All projects or work involving a Lake Arrowhead Community Club lot, having to do with grading, tree cutting, and construction of any structure; or alteration to the exterior of any structure; must be pre-approved by Lake Arrowhead Community Club, except as specifically excepted by written Lake Arrowhead Community Club rule or regulation. Application for pre-approval shall be made on the form provided by Lake Arrowhead Community Club. Applicants will be required to provide proof of compliance with all federal, state and

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local permitting agencies with jurisdiction, where applicable. All new residential construction requires a Water Adequacy Permit and Septic Approval. Locate services must be consulted where appropriate.

If actions are taken that are subject to pre-approval requirements, without securing pre approval, the Board of Directors, by its President or other designee, may assess a fine of up to \$1000.00

B. Stop Work Order Violations. If actions are taken after a stop work order is posted on the property, or communicated to the member responsible, an additional fine of up to \$100 per day of violation shall be assessed. In addition, any contractor or subcontractor continuing to work after notice of a stop work order may be barred from working as such in Lake Arrowhead Community Club for a period of up to five years.

C. Other Violations. The Board of Directors, by its President or other designee, may assess a fine of up to \$1,000 for any other violations of Lake Arrowhead Community Club rules or regulations. Fines may be imposed only once for any particular violation, and are not to be imposed on a daily, or other recurring basis unless specified. New fines may be imposed for additional or changed violations, For example, if a fine has been imposed for allowing four inoperable vehicles, no more fines can be imposed for the same four vehicles, but if one is removed and another placed on the lot, a further fine can be imposed for the additional new vehicle.

D. Basis for Determining Amount of Fine. The amount of any fine shall be fair and reasonable under all of the circumstances, and may take into account the scope of the violation, its effect on the community, the difficulty of remedying the violation, any excuse or explanation, the degree of culpability, the cooperation of the violator after discovery, the need to deter other such violations, and any other relevant factors.

E. Process. Upon receiving a report of a violation, the President or Board designee shall consider whether a stop work order is necessary. If so, such an order shall be issued, and posted it at the work site; a reasonable attempt shall be made to further notify the member and/or contractor involved. The President or designee shall attempt to discuss the matter with the responsible member, to reach an agreement informally that will protect the interests of the general membership and provide an acceptable result for the member, including, but not limited to, consideration for remedial actions and additional permit conditions as well as a fine and stop work order. If such an agreement cannot be reached within 10 business days, the matter shall be referred to the Board for action.

The Board may take any action it deems reasonable and fair, including, but not limited to, fines, requirements for remediation and additional permit conditions, and/or continued stop work orders. The Board may attempt throughout its participation in the process to arrive at an agreed solution to the issues presented, while protecting the interests of the general membership.

If an agreed solution is not possible, then the Board shall provide for a clear conclusion, including in its discretion any or all of the outcomes specified above. The Board shall notify the member in writing as soon as practical of the actions it takes.

F. Appeal. The notice of the Board's action shall also specify that the member has the right to have the entire matter reviewed by the Board at a the next Board meeting, which right may be exercised by the member within seven days of receipt of the notice, or its mailing, whichever is later, by orally or in writing notifying the President of the Board of his or her desire to do so. If the time and date of the next Board meeting is not

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convenient, or the review needs to take place sooner than the next regularly-scheduled Board meeting, the Board shall make reasonable efforts to accommodate the member. The Board shall adopt and apply rules of procedure for the Appeal hearing that are reasonable and fair to all concerned. The member shall have a fair opportunity to explain the circumstances and recommend an appropriate result. The Board shall take into account the factors specified above in arriving at its decision. Its decision shall be in writing, and provided to the member as soon as reasonably possible.

G. Hearing Committee. The hearing committee shall consist of the Board or its designees.

3. Enforcement

A. Failure to Comply. If a member fails to comply with a Board order issued pursuant to the provisions of this Resolution to stop work, remediate, meet specified requirements, pay a fine, or in any other way, the Board may institute any and all available proceedings, both legal and equitable, to require that he or she do so.

B. Fees and Costs. Any fees or costs to remediate property condition or activity violations, including attorney fees, and all other costs reasonably expended, of any nature whatsoever, in support of the proceedings, shall be paid by the member to the Association. This applies whether the Association proceeds pursuant to the system established pursuant to this Resolution, or whether it proceeds pursuant to any other available legal or equitable remedy.

C. Liens and Lien Foreclosure. Any amounts due the Association pursuant to this Resolution, including fees and costs as set forth above, shall constitute a lien against the member's property or properties, the same as Association liens for nonpayment of dues and assessments. The Board may file and, if necessary in its judgment, foreclose such liens in the same manner; and it may also ask the Court for injunctive relief, requiring that the member comply with the applicable rules and regulations as well as the orders of the Board. In the event that the Board is required to seek judicial relief, the Court shall award to the association, in addition to any other judgment, its fees and costs as set forth above. The provisions of this Resolution are in addition to, and not in replacement of, any and all other remedies available to the Board for the violation of any of its rules and regulations of any nature.

Dated this 31 day of MARCH, 2006


CHUCK KELLY, President
LAKE ARROWHEAD COMMUNITY CLUB


RICHARD ROLOFF, Chair Architectural Control Committee
LAKE ARROWHEAD COMMUNITY CLUB

RETURN ADDRESS:
Robert D. Wilson-Hoss
Hoss and Wilson-Hoss
236 West Birch
Shelton, Washington 98584

Document Title(s) (Or transactions contained therein): 1. Resolution 2006-02-17 2. 3. 4.
Grantor(s) (Last name first, then first name and initials): 1. Lake Arrowhead Community Club 2. 3. 4. 5. <input type="checkbox"/> Additional Names on Page ____ of Document.
Grantee(s) (Last name first, then first name and initials): 1. The Public 2. 3. 4. 5. <input type="checkbox"/> Additional Names on Page ____ of Document.
Legal Description (Abbreviated: <i>i.e.</i>, lot, bloc, plat; or section, township range): Lake Arrowhead Divisions 1-8, as recorded in Volume 6 of Plats, pages 55-56; 136-137; 138-139; 178-179; 180-181; 182-183; 38-39; and 60-62, all as recorded in the records of Mason County, Washington. Legal Description is on Page ____ of Document.
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Assessor's Property Tax Parcel/Account Number: N/A

LAKE ARROWHEAD COMMUNITY CLUB

RESOLUTION NO.2006-02-17

Architectural Control Committee

This Resolution sets out the purposes, authority, makeup and operating procedures of the Lake Arrowhead Community Club Architectural Control Committee (ACC).

1. Purposes. The ACC has three primary purposes, all centered on service to the members of the Association:

- to review, and recommend to the Board approval, disapproval or conditional disapproval of applications for permits for projects involving changes to the platted lots, common areas, and any other real property within the jurisdiction of the Association. Such projects include but are not limited to grading, tree cutting, and construction of residences, docks, fences, and so on;
- to review and investigate complaints of lot condition requirement violations, such as construction without a permit, storage of junk and garbage, neglect and abandonment of recreational trailers, 5th wheels, and the like, and so on, and recommend accordingly to the Board of Directors; and
- to identify circumstances that would benefit from a general rule, investigate these circumstances, and recommend such rules to the Board..

2. Authority. The ACC does not have the authority to act for the Board with respect to any final decisions; rather, it recommends to the Board based on its investigations, experience and deliberations. The Board may or may not accept such recommendations in whole or in part. The ACC does have the authority to make such investigations and recommendations to the Board. Because the ACC does not have the final authority to act; the recorded restrictive covenants provide that any application for approval that is submitted, and not acted on within 30 days, is automatically approved; and the Board meets only once per month on a regular basis; all applications to the ACC are automatically denied, pending consideration by the Board. Any member who believes that an emergency exists so that more immediate attention must be given to an application (not to include the mere failure to submit the application earlier so it could be considered in the regular course of events), must bring this concern to the Chair of the ACC, or if not available, to the President of the Board, as soon as possible.

3. Makeup. The ACC shall consist of one Chair, who is appointed, and serves at the pleasure of, the Board; and from two to six additional members, who are appointed by and serve at the pleasure of the Chair. The Board may also terminate the membership of any of the general members of the ACC, at its discretion. Only Association members in good standing may serve as ACC members, although any actions that may be taken by the ACC while a member who is not in good standing is serving on the committee are not subject to challenge for that reason.

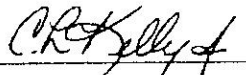


4. **Operating Procedures.** The ACC shall operate pursuant to procedures that are fair and reasonable. It shall create and make a readily-accessible record of systems for its operation, which shall include processes, timelines, and assignment of responsibilities, accountability and forms, as well as other procedures that are beneficial to the work of the committee.

These shall include systems for the processing of applications for permits, responses to complaints of property condition violations, recommendations to the Board for adoption of new rules, coordination with legal counsel, and the conduct of meetings.

Robert's Rules of Order, or other mechanical rules of procedure, shall not apply to any of the process and procedures of the committee; rather, the committee shall proceed in all ways reasonably and fairly, with concern not only for the rights of the general membership to enforcement of the applicable rules, but also for the rights of individual members to a process that affords them respect as members, gives them a reasonable chance to participate in the process, and fairly considers their positions.

Dated this 31 day of MARCH, 2006



CHUCK KELLY, President
LAKE ARROWHEAD COMMUNITY CLUB



RICHARD ROLF, Chair Architectural Control Committee
LAKE ARROWHEAD COMMUNITY CLUB



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RETURN ADDRESS:

Robert D. Wilson-Hoss
Hoss and Wilson-Hoss
236 West Birch
Shelton, Washington 98584

Document Title(s) (Or transactions contained therein):

1. Resolution 2006-03-19
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- 4.

Grantor(s) (Last name first, then first name and initials):

1. Lake Arrowhead Community Club
- 2.
- 3.
- 4.
5. Additional Names on Page _____ of Document.

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1. The Public
- 2.
- 3.
- 4.
5. Additional Names on Page _____ of Document.

Legal Description (Abbreviated: *I.e.*, lot, bloc, plat; or section, township range):

Lake Arrowhead Divisions 1-8, as recorded in Volume 6 of Plats, pages 55-56; 136-137; 138-139; 178-179; 180-181; 182-183; 38-39; and 60-62, all as recorded in the records of Mason County, Washington.

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Reference Number(s) (Of documents assigned or released):

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Assessor's Property Tax Parcel/Account Number:

N/A



Covenant Violations

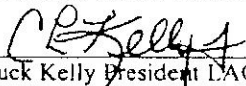
1. For the first violation of any provision of the Covenants, and or Rules and Regulations, the Architectural Control Committee will send a courtesy notification of the alleged violation with a 30 day request to comply.
2. If there is no response, remedy or compliance in 30 days then a second notice of violation will be sent, the violation will be deemed a continuing violation and will be assessed with a \$50.00 fine. There will be an added \$10.00 per day fine up to \$350.00, until the matter is resolved.
3. If this is the second instance of a violation of the same provision of the governing documents, the fine amount shall be \$100 for each violation plus 10.00 a day or a total amount of \$1,000.
4. If, after the second notice and 30 days, the Owner has not responded and/or the violation has not been remedied, a lien will be filed against the property. The matter will then be turned over to the attorney.
5. In all cases, The owner will be advised of his right to submit explanatory information as to why he/she should not be charged with the violation, or why the penalty should be reduced or waived. He or she may also request a chance to be heard by the Board in Executive Session unless the Owner requests in writing that the hearing be in an open meeting. Unless waived, the fine must be paid within the thirty day period. The Board, in its next Regular Meeting, will consider any information provided, as a statement or in person, and may decide to waive the fine. The Owner will be advised of the Board's decision.

Assessment of Penalties

The Board of Directors shall decide on a specific penalty for each particular violation of this regulation, based upon the seriousness of the violation. The seriousness of the violation shall be measured in terms of the scope of the violation, its effect on the community, the visual impact of the violation, the difficulty of remedying the violation, any explanation the violator may have for his or her failure to secure a permit, and the cooperation or lack thereof of the violator with the permitting process after the violation has been discovered.

Collections

Each fine assessment made pursuant to this Fine Schedule together with any late charge, interest, all reasonable collection costs, and reasonable attorney's fees, shall be the personal obligation of the Owner of the Project Lot, as well as a lien against the subject property. Suit to recover a money judgment for such personal obligation may be maintained by the Association with or without foreclosure.



Chuck Kelly President LACC



Richard Röllf Chair ACC