

Lyndehurst Homeowners Association

Rules & Regulations

for

Covenant Enforcement

A letter outlining the violation(s) will be sent to the offending party under Around the Clock letterhead with a blind copy furnished to the Board of Directors.

FINE STRUCTURE

The Washington statute R.W.C. 64.38.020(11) provides that an association can levy reasonable fines in accordance with a previously established fine schedule adopted by the board of directors and furnished to the owner's, for violations of the governing documents of the association.

This fine schedule is for any and all violations of the Declaration of Protective Covenants, Conditions, and Restrictions of Lyndehurst I (CC&R) and the Rules and Regulations of Lyndehurst Homeowners Association.

1. NOTICE OF OFFENSE

Association members in violation of the CC&R's and/or Rules and Regulations will receive the following notification prior to the implementation of a fine.

- The association management company will provide a written warning, along with a copy of the Rules & Regulations identifying the violation(s). The offending party shall have a specified amount of time to correct the violation(s). The homeowner will be responsible for contacting the Management Company within 10 days of date of notice with a response to violation if there are mitigating circumstances that may need to be presented.
- A second letter regarding the same violation(s) will be sent to the homeowner along with a \$50.00 fine. The notice will have a specified time frame to correct the violation(s).
- A third letter for the same repeat violation(s) will be sent to the homeowner along with a \$125.00 fine.
- Additional letters sent for the same repeat violation(s) will be sent to the homeowner along with a \$250.00 fine.
- Recurring/repeat violation(s) are defined as any violation(s) notice recurring for the same offense as per Article V, Section 5.2, within 365 days (1 year) from date of the last correction violation(s) issued.

2. APPEALS PROCEDURE

An offending party may appeal the implementation of a fine by sending written notice within fifteen (15) days of the mailing by registered letter to the Lyndehurst Board of Directors, c/o the current Management Company requesting a hearing before the board. A hearing will be scheduled before the Board subject to the following:

1. An executive meeting will be scheduled before the board to allow you to present your case or dispute an issue.
2. At the hearing, the offending party must present mitigating evidence that a violation(s) of the CC&R's has not occurred.
3. The Board shall make a decision based on all the evidence presented and shall notify the offending homeowner of such decision in writing within five (5) days after the hearing.
4. When a hearing has been requested, if the offending homeowner is found to be in violation of the CC&R's, the fine shall stand and notices will continue until the violation(s) is corrected and or approved by the board or the Management Company. If the offending homeowner is found not to have violated the CC&R's, the fine will be withdrawn. A hearing day must be set within 30 days of the appeal request.

2. COLLECTION OF FINES

- A late fee of \$25.00 per month shall be charged for any payment more than thirty (30) days past due.
- Collection of past Due assessments: Any property that has not paid assessments within 90 days of the due date will incur a lien on the property and all attorney costs for filing the lien and all filing fees will be added to the owners account ledger for payment by the property owner.

3. SCHEDULED OF CORRECTION FOR ENFORCEMENT MATTERS

- Article IV, Section 4.6
Garbage/Recycle/Yard Waste cans shall be moved and stored behind the property fence line within 48 hours of receipt of notice.
- Article IV, Section 4.4
Improper vehicle parking, such as RV's, motorhomes, boats, unauthorized commercial vehicles with a gross weight of 10,000 or more, overnight street parking, shall be removed from the street with 48 hours of receipt of notice.

- **Article IV, Section 4.3**
Yard maintenance shall be corrected within 10 days of receipt of notice.
- **Article III, Section 3.14**
Exterior home repairs will be subject to ACC approval with a project dependent timeline set once the ACC has received the homeowners ACC application form detailing work and materials and the project has been approved by the ACC committee.

4. PARKING ENFORCMENT AND RECREATIONAL VEHICLE, CAMPER AND BOAT PARKING

- All recreational vehicles, campers and boats are permitted to be parked in the driveway from May 15th through September 15th. All other times all recreational vehicles, campers or boats shall be parked behind the fence on a hardscape or gravel area and not visible from the street. All recreational vehicles, campers and boats that are parked behind a 6-ft. minimum height fence, must be covered by a fitted gray colored canvas tarp that is securely fastened down. All sides that are visible from the street must be covered, and absolutely no poly tarps of any color are allowed.
- Homeowner's and their guests must be parked on the concrete driveway or in their garage and not on street during the overnight hours. All said vehicles must be in operational condition and have valid registration.

5. REGISTRATION AND TRANSFER FEE

- All new homeowners' will be responsible for contacting the Management Company and will be subject to a registration and or transfer fee of \$50.00.

6. SATELLITE DISHES

- Satellite dishes are permitted, but must be located on back side of the property, or the side but not protruding from the front corner of your home. Any dish larger than 36" is not permitted, or must receive ACC approval as per Section III, Article 3.13

7. HOLIDAY EXTERIOR DECORATIONS

- Decorations including, but not limited to, lights, displays or signs on the outside of homes must be taken down no later than thirty 30 days after the of the holiday/occasion/celebration.

8. FENCE GUIDELINES

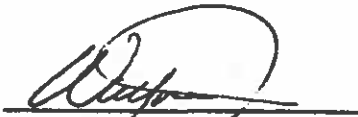
- All homeowners must maintain fences along the common area, fences shared with neighbors, and must match the existing fence, and have ACC approval prior to replacing, or construction of new fencing. Specific fence guidelines are outlined in a separate document called "Lyndehurst Fencing Guidelines". All fences will be cleaned and maintained regularly, and be free from graffiti, moss, broken boards, damaged/rotting boards or posts as per Article III, Section 3.8.

These Rules and Regulations have been approved and duly adopted by the Lyndehurst Board of Directors November 2017

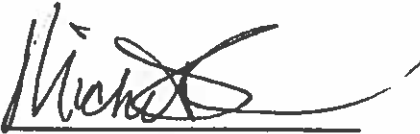
Approval Date: November 2, 2017



Sari Beerbower
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