

ONE CLUBHOUSE LANE SOUTH HOMEOWNERS ASSOCIATION

Schedule of Noncompliance Fines

*Board adopted on April 9, 2024
Amended May 9, 2025*

Fees and Fines are an assessment, subject to late charges, interest, and liens as any other assessment per the governing documents.

ENFORCEMENT FINES AND FEES:

Payable whenever the Association has taken actions against a Lot owner, resident or guest of owner or resident, who has been notified of violating a rule, regulation, by-law or declaration of One Clubhouse Lane South Homeowners Association.

- First Notice -- Friendly Reminder Notice
- Second Notice – Notice of Reoccurrence, Opportunity to be heard
- Third Notice – Notice of Fine

The Board of Directors will investigate each written complaint submitted. Owners will be assessed the following for violations, in addition to any administrative, maintenance, or legal expense necessary to obtain compliance with the governing documents.

All violations have 30 days to cure after the initial Notice, unless otherwise specified.

FINES:

- 31 days after First Notice: \$50.00
- 61 days after Second Notice: \$50.00
- 91 and every 30 days thereafter: \$100.00 (until the violation is cured)

FINES RELATED TO TREE-TOPPING:

Tree-topping (pruning more than 25% in the top third of the tree) is PROHIBITED by the City of Mukilteo and the One Clubhouse Lane South Homeowners' Association. It is a violation subject to a fine of \$1,000.00 and a requirement to remove the tree and replace it with a 3-inch diameter appropriate-species tree.

NOTE: These fees are subject to change. Any one violation that reoccurs more than one time per any 12-month period, waives the friendly reminder notice and will immediately be issued a "Notice of Reoccurrence, Opportunity to be Heard"