



1876003

Page: 1 of 3
08/22/2006 04:13P

ROBERT D. WILSON-HOSS RESOL 24. 00 Mason Co, WA

RETURN ADDRESS:

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

<p>Document Title(s) (Or transactions contained therein):</p> <p>1. Resolution 2006-07-08</p> <p>2.</p> <p>3.</p> <p>4.</p>
<p>Grantor(s) (Last name first, then first name and initials):</p> <p>1. Lake Arrowhead Community Club</p> <p>2.</p> <p>3.</p> <p>4.</p> <p>5. <input type="checkbox"/> Additional Names on Page ____ of Document.</p>
<p>Grantee(s) (Last name first, then first name and initials):</p> <p>1. The Public</p> <p>2.</p> <p>3.</p> <p>4.</p> <p>5. <input type="checkbox"/> Additional Names on Page ____ of Document.</p>
<p>Legal Description (Abbreviated: <i>I.e.</i>, lot, bloc, plat; or section, township range):</p> <p>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.</p> <p>Legal Description is on Page ____ of Document.</p>
<p>Reference Number(s) (Of documents assigned or released):</p> <p>N/A</p> <p><input type="checkbox"/> Additional Reference Numbers on Page ____ of Document</p>
<p>Assessor's Property Tax Parcel/Account Number:</p> <p>N/A</p>

LAKE ARROWHEAD COMMUNITY CLUB

RESOLUTION 2006-07-08

PROJECT PRE-APPROVAL

A. Purpose

It is essential for the Board of Trustees to have the opportunity to review, consider and approve plans for projects that are subject to the permitting process before those activities are undertaken. The penalty is intended to deter members from undertaking such projects without permits, and to help defray the expenses of responding to such unpermitted projects.

B. Work Project Requiring Permits

All property owners must submit an application for building approval to the Architectural Control Committee prior to commencing any project involving building, alterations/additions, placement of manufactured/modular/mobile homes, installation of septic systems, construction of storage sheds, and tree cutting, land clearing and grading.

C. Failure to Secure Required Permit

When a project or work is begun that is subject to permit application processes, but no permit application approval is requested or work is undertaken beyond the scope of approval, the administration of the violation shall be pursuant to the Lake Arrowhead Violation Remediation Resolution.

In addition to the terms of that Resolution, if work is continued after a member or the member's contractor has been issued a "Stop Work Order" by the Board of Trustees or its representative, an additional penalty of up to \$1,000 will be assessed, as well as a penalty of up to \$50 per day until work is halted or an agreement is reached. In addition, the member's contractor or subcontractor, not including non-supervisory employees, shall, at the discretion of the Board, be barred from working within Lake Arrowhead Community Club for a period of up to five (5) years.



1876003

Page 3 of 3

08/22/2006 04:13p

ROBERT D. WILSON-HOGS RESOL 34.00 Mason Co., IA

We certify that this Resolution was properly adopted by the Board of Directors
on the 12 day of AUGUST, 2006

President, Board of Directors
Lake Arrowhead Community Club

Secretary, Board of Directors
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 2006-05-12
- 2.
- 3.
- 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.

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

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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N/A

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Assessor's Property Tax Parcel/Account Number:

N/A



LAKE ARROWHEAD COMMUNITY CLUB

RESOLUTION 2006-05-12

DERELICT/HULK VEHICLES

Derelict vehicles are declared to be rubbish. The lot owner of each lot shall keep it clear of derelict vehicles. Derelict vehicles include but are not limited to: cars, trucks, buses, motorcycles, boats, trailers, campers and travel trailers. Vehicles will be considered derelict when there is damage to the frame, missing or shattered window, a missing wheel, damaged tire or body panel, a missing or damaged door, hood or trunk lid, a build up of moss, debris or weeds on or around the vehicle; more than one flat tire; a missing or inoperable engine or transmission; a license plate that is missing, any vehicle that is not currently licensed with current tabs and any vehicle that cannot be legally operated for its intended use. Derelict vehicles shall not include such vehicles that are stored within enclosures that are approved for such storage by the Architectural Control Committee. Any such enclosure shall be of a finished residential nature and harmonious and compatible with the surrounding environment and lot improvements. Tarps and open framed structures with roofs are not acceptable enclosures.

Members shall not allow any derelict vehicles to remain on their lots for more than 30 days. Responses to violations shall be administered pursuant to the Lake Arrowhead Violation Remediation Resolution.

We certify that this Resolution was properly adopted by the board of Directors on the 12 day of AUGUST, 2006.

 President
 Board of Directors
 Lake Arrowhead Community Club

 Secretary
 Board of Directors
 Lake Arrowhead Community Club



1876005

Page: 1 of 7
08/22/2006 04:13P

ROBERT D. WILSON-HOSS RESOL. 28.06 Mason Co., WA

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 2006-07-08 / 2
- 2.
- 3.
- 4.

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

1. Lake Arrowhead Community Club
- 2.
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Assessor's Property Tax Parcel/Account Number:

N/A

**LAKE ARROWHEAD COMMUNITY CLUB
RESOLUTION NO. 2006-07-12**

VIOLATION REMEDIATION – AMENDMENT TO RULES

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. 2006-07-12. 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.



2. Violations – Penalties and Requirements

A. Violations. The Board of Directors, by its President or other designee, may assess a fine of up to \$250 for any violations of Lake Arrowhead Community Club rules or regulations. If the violation is not remedied, or an agreement made that is satisfactory to the association, within seven days of the date of delivery or mailing notice of the fine, an additional fine of \$10 per day, beginning seven days after the date of the first notice, may be imposed, up to an additional \$200. If the violation is the second of the same or similar rules by the same member, a fine of up to \$500 may be imposed; and if it is of the third or subsequent, up to \$1000; both with the same provisions for notice and daily additions. 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.

If the violation is of any stop work order, a fine of up to \$1000 may be imposed, with the same provision for daily penalties.

B. 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.

C. Corrective Action. In addition to a fine, the Board may impose requirements for corrective action and additional permit conditions, and/or continued stop work orders. These requirements shall be as needed to bring the member into compliance, and may take into account those factors specified in section B above.

D. Restitution. A member may also be required to pay an amount equal to the costs of responding to the violation, including restitution for work performed, and all reasonable costs, expenses and fees associated with the association's response.

3. Investigation and Resolution – Steps

A. Complaint. A member's written complaint of violation of association rules by

another member must be submitted to the Board. The complaint may be of a violation of a specific rule from a resolution, or of any other Lake Arrowhead covenant, rule, or regulation.

B. Initial Investigation. The Board then appoints an investigator to look into the matter. The investigation can include, but is not limited to, a site visit, talks with the responsible owner and other persons with knowledge, and consideration of other evidence. The investigation will be fair and reasonable, so that an unbiased member would be satisfied if he or she were the member investigated. The investigator shall begin with an open mind, and treat all members and others with respect.

C. Investigator's Determination. If the investigator determines that the complaint should not be followed up on, he or she shall discuss the matter with the President of the Board, who shall have the final say. If the decision is to not continue the matter, this will be communicated to the member and the complainant. If the President determines that the complaint should be further considered, the investigator shall proceed under Step D below.

D. Negotiation. If the complaint is to be further considered, the investigator shall try to reach an agreement with the member. If an agreement can be reached, it shall be reduced in writing and proposed to the Board for approval. If the Board approves, the parties shall sign the agreement.

E. Determination. If no agreement is possible, the investigator shall determine penalties and requirements, as specified in Section 2 – Violations. This determination shall be mailed to the member by both regular and certified mail. It shall also include instructions telling the member how to appeal the determination of the investigator, including the date of the next meeting of the Board of Directors, at which the appeal will be heard.

4. Board Hearing - General

The member may either accept the decision of the investigator, and comply with its terms, or ask for a hearing before the Board of Directors about the matter. If a member wants a hearing, he or she must make a request within ten days of the date the notice is mailed, by orally or in writing notifying the President of the Board of his or her desire to have a hearing, and if he or she can be available at the next Board meeting. The member may be granted one continuance request upon good cause shown, to the next Board meeting.



At the Board hearing, the member, the association, and any other interested members shall be given a fair opportunity to explain the circumstances and recommend a result. All hearing procedures shall be fair and reasonable to all concerned. If the investigator is a Board member, he or she shall not participate in the hearing as a Board member, but shall participate as a witness.

The Board shall attempt to arrive at an agreed solution to the issues presented, while protecting the interests of the general membership; it may not at any time agree to or determine any result that is inconsistent with the Lake Arrowhead Covenants or other rules, except where they specifically allow for variances.

If no agreement is possible, the Board shall first determine whether a violation has occurred. If a violation has occurred, it shall take appropriate action, as specified in Section 2 – Violations, above. The Hearing Committee shall provide for a clear conclusion, specifying the rules violated and the fines and/or requirements imposed. It may also include reasons for its decisions. If the Committee does not reach a result at the hearing, it shall do so within 10 days after. It shall notify the member in writing as soon as it reaches its decision.

5. Enforcement

A. Failure to Comply. If a member fails to comply with a Board decision or agreement issued pursuant to the provisions of this Resolution, 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 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; it also applies when the Board responds to any proceeding brought by anyone else.

B. 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.

6. No Waiver

Under no circumstances may the investigator, the investigator, the Board, or anyone else acting for the association, waive or agree to any violation of any Lake Arrowhead covenants, rule or regulation, unless a variance is clearly provided for in the document. The approach of the association will be to try to resolve any violations by friendly communication and collaboration with the member. However, the covenants are absolute, and cannot be waived. Any waiver by the association would still be subject to the continuing right of each member to enforcement of the covenants on his or her own behalf. If a particular rule or regulation (not covenant) specifically provides that it may be waived, and under what circumstances, then waiver of that rule or regulation will apply as specified.

This includes in particular covenant setback requirements. If Mason County permits a setback that is less than the Lake Arrowhead setback as specified by the covenants, then the Lake Arrowhead covenants still apply.

7. Application

The terms of this Resolution apply to all members, who are responsible for the actions of and conditions caused by themselves and their family members, guests, and renters, and anyone else for whom they are responsible. In addition, these others are also directly responsible for their own actions, and Lake Arrowhead may take action against them as provided herein directly. Any such person who enters or remains within the Lake Arrowhead development agrees to abide by all of the Lake Arrowhead covenants, rules and regulations as discussed above, and to be responsible as provided herein if he or she fails to do so.

The terms of this Resolution apply to all circumstances currently existing at the time of its approval, except when to do so would interfere with