

Resolution No. 2025-01

Adopting Fine Schedule for Rule and Covenant Violations

Sunwood Estates Homeowners Association

WHEREAS

The Sunwood Estates Homeowners Association (“Association”) is a Washington nonprofit corporation organized to administer and enforce the Declaration of Covenants, Conditions, and Restrictions (“CC&Rs”), the Bylaws, and duly adopted Rules and Regulations; and

WHEREAS

RCW 64.38.020 authorizes the Association to adopt and enforce rules and to levy reasonable fines for violations of the governing documents; and

WHEREAS

The Board of Directors (“Board”) finds it necessary to establish a clear and uniform fine schedule to ensure compliance with the governing documents and to protect the value, safety, and quiet enjoyment of the community;

NOW, THEREFORE, BE IT RESOLVED

That the Association hereby adopts the following Fine Schedule, effective **November 1, 2025**, to be applied consistently to all Owners, residents, and guests:

Section 1. Fine Schedule

Violation	First Violation	Subsequent Violations
Unauthorized Parking (e.g. guest parking misuse, inoperable vehicle, etc.)	\$75	\$100 per week until remedied
Pet Violations (e.g. off-leash, excessive noise, waste not picked up, etc.)	\$50	\$100 (per violation)
Failure to Maintain Landscaping	Warning	\$50 (2 nd or after 2 weeks, if not corrected), \$100 for 3d (or every 2 weeks until remedied)
Unapproved Architectural Change	\$100	\$100 every 30 days until remedied
Holiday Decorations not removed IAW CC&Rs	Warning	\$50 for 2 nd (or after 2 weeks, if not corrected), \$100 for 3d or (every 2 weeks until remedied)

Section 2. Administrative and Non-Fine Fees

The following fees are administrative in nature and are not considered a fine:

- **Late Assessment Fee:** \$100 assessed on December 31st, then \$25 per month on any unpaid balance until paid.
 - **Replacement Gate Fob or Access Device:** Actual replacement: \$25.
 - **Document Reproduction Fees:** \$1 per page, if required.
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Section 3. Enforcement Procedure

1. **Notice and Hearing** – Before any fine is levied, the Association shall provide written notice of the alleged violation and an opportunity for the Owner to be heard before the Board or its designated committee.
2. **Progressive Enforcement** – Except where immediate action is warranted for safety or property protection, the Association will issue a written warning for the first violation, with fines applied thereafter as outlined above.

Section 4. Collection and Application

1. All fines shall be due within 30 days of written notice.
2. Unpaid fines may be assessed as a lien against the Lot in accordance with RCW 64.38 and the Association's collection policies.
3. This Resolution does not limit the Association's right to pursue any other remedy available at law or equity.

Adoption

This Resolution was adopted by the Board of Directors of the Sunwood Estates Homeowners Association on this 22d day of September, 2025, by a vote of 6 in favor, 0 opposed, and 0 abstaining.

By Order of the Board of Directors



Kelly M Stookey, President



Amber Matteson Secretary/Treasurer