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WEB Properties Inc

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Spokane, WA 99201

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Document Title(s)

Fine Enforcement Program

Reference Number(s) of Related Documents

4685527

Grantor(s) (Last Name, First Name, Middle Initial)

Fox Ridge Homeowners Association

Grantee(s) (Last Name, First Name, Middle Initial)

The Public

Legal Description (Abbreviated form is acceptable, i.e. Section/Township/Range/Qtr Section or Lot/Block/Subdivision)

Fox Ridge South, Fox Ridge West, Fox Ridge Subdivision Phases 1 thru 6,

All Lots and Blocks

Assessor's Tax Parcel ID Number 14083.0062, 14074.0016, 14083.0005, *14083.0064*

14083.0057, 14083.0056, 14083.0059, 14083.0061

The County Auditor will rely on the information provided on this form. The Staff will not read the document to verify the accuracy and completeness of the indexing information provided herein.

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FINE ENFORCEMENT PROGRAM

Resolution of the Board of Directors of Fox Ridge [Medical Lake] Home Owners Association *A Washington Non-Profit Corporation*

Reference number of original recorded Declaration: #4685527 recorded on February 4th, 2002 Spokane County Washington.

The following resolution is being considered by the Board of Directors for **FOX RIDGE [MEDICAL LAKE] HOME OWNERS ASSOCIATION, a Washington non-profit corporation** (herein the "Association"), on June 12th, 2012:

RESOLVED, the Board of Directors have adopted a Fine Enforcement Program for the Association as follows:

1. An Owner will be notified in writing by the Board or its Authorized Agent of a violation and requested to correct the violation within fourteen (14) days from the date the notice is given.
2. If the violation is not remedied by the prescribed date, a fine of \$50.00 will be assessed and charged to the offending Owner's account for the period not to exceed thirty (30) days from the original violation.
3. If the violation should continue after the first thirty (30) day period, a second fine of \$150.00 will be assessed and charged to the offending Owner's account without further notice.
4. At any time after the amount of all fines assessed exceeds \$200.00, a lien in the amount of the fine, including interest as set forth in the Declaration, and legal fees and costs, and any additional fines that may be assessed may, in the sole discretion of the Board, be recorded against the Owner's lot. A copy of the recorded lien will be provided to the Owner.

5. Thereafter, a \$300.00 fine will be assessed each succeeding thirty (30) days until the violation is corrected.

6. Further occurrences of the same violation within twelve (12) months of the date the first notice is given shall be considered to be the same event, and the fine enforcement process described above shall be deemed on-going from the point the previous violation was corrected (e.g., a violation corrected pursuant to notice that is thereafter within twelve (12) months repeated shall be considered to be an on-going violation as if it had not previously been corrected).

7. The determination of an Owner's satisfactory correction of a noticed violation shall be within the sole and exclusive judgment of the Board.

8. The Board may elect to foreclose the lien as provided by the Declaration at any time within its discretion, and the Owner against whom the lien is foreclosed shall, in addition to the amount of the lien and all such further fines that may be assessed during the course of such action, be liable to the Board for all reasonable legal fees and costs incurred in such foreclosure action. The election by the Board to foreclose such lien shall be in addition to any and all other remedies available to the Board as provided in the Declaration, and as may be provided for at law or in equity under the laws of the State of Washington.

Dated this 7 day of December, 2012

Fox Ridge Homeowners Association

By: 

Monica Manza

