



## **Keanland Park HOA CC&R Non-Compliance Process and Schedule of Fines**

**Updated: Oct 2021**

Keanland Park PRRD CC&Rs and Management plans outline rules that all residents agree to adhere to when they purchase a home in Keanland Park. The rules enforce land and property use and maintenance as required by Thurston County, as well as standards to help preserve property values and overall enjoyment of the neighborhood.

Please educate yourself on our CC&Rs, do not assume, ask questions, seek approvals for projects and alterations **IN ADVANCE** of starting any work, and follow the rules to avoid unexpected consequences. HOA Board members would like to avoid imposing fines on a homeowner for non-compliance.

### **Issues Between Neighbors:**

When CC&R infractions occur between neighbors, it is recommended that homeowners first try to resolve issues between themselves calmly and cooperatively. If homeowners cannot resolve issues between themselves, every effort will first be made by the HOA Board to contact the homeowner(s) to gather information and provide a recommended course of action or correction when warranted. If an infraction of the CC&R's is involved in the dispute, the Board will follow the Non-compliance Process.

### **Consequence Process:**

Having gathered some input from various KP residents, the following procedure and table provide a framework of process and consequences for CC&R non-compliance.

When CC&R infraction claims occur:

- 1) An initial verbal inquiry may occur and/or a written reminder will be sent to the homeowner(s)
- 2) If non-compliance is determined, a minimum of two (2) written notices will be sent to Homeowner(s)
- 3) **Continued failure to adhere to the CC&Rs after a minimum of two written notices from the HOA Board may result in fines being imposed**
- 4) **Repeat or continuous infraction will result in doubling of fines**
- 5) **Failure to pay the imposed fines will also result in a lien being placed on a property as per section 3.8 of the CC&Rs.**

**(NOTE: The chart of fines was voted on and adopted by the HOA body on December 5, 2021).**

# KEANLAND PARK HOA

## SCHEDULE OF HOA FINES\*

**All fine start dates will be outlined in Notice of Non-Compliance letters**

<b>Infraction Category:</b>	<b>Related CC&amp;R Section:</b>	<b>Minimum Fine:</b>
Dumping or accumulation of trash – organic or inorganic materials	Habitat Mgt Plan sec V.E, Stormwater Maintenance Agreement Exhibit A, CC&R's 6.4	\$100 plus actual expense to remove refuse if removal by HOA is required
Damage to community signs, fences, or other community property areas, and/or encroachment over property line		Actual expense to repair, replace, reinstall to include materials, labor time and taxes
Improper Parking or RV/Trailer/Boat/ATV etc. storage – improper length of time and/or storage location	CC&R 6.5, 6.6, 7.11	\$ 8 per day for every day over allowed days (\$250/mo approx).
Storm pond, swale, common area alterations, common area land impacts	Storm Water Maintenance Agreement Exhibit A	The cost to remove, repair, replace to Thurston County's specifications \$200 min.
Failure to maintain lot landscaping (front and corner lot sides) – does not include lack of watering during well water incidents	CC&R 6.2, 6.5, 7.6	\$ 400 a month or the cost for the HOA to pay to have the yard maintained.
Failure to follow Architectural Compliance, seek ADVANCE approval	CC&R entire sec 7	\$250 architectural fee that is typically waived (unless project is very large and requires ACC to seek outside professional evaluations), will be imposed plus further legal expense recovery if severity of situation warrants legal action
Nuisances and Noxious Activities not outlined under Trailer/RV storage	CC&R 6.5	\$150 first incident
Animals – species type, waste removal, off-leash, etc.	CC&R 6.3, 6.5	\$150 first incident
Political sign, flag related violations	CC&R 6.8, 6.9	\$8 per day for every day over allowed days. Fine doubles every 30 days.
Improper business and commercial use of/on property	CC&R 6.1	\$150 first incident

\* Every effort has been made to outline many situations that are covered in the CC&Rs, but it is impossible to predict every possible event that may occur that might qualify as a violation of our CC&Rs. Fine schedules will be revised from time to time to reflect current economic conditions.