

**RESOLUTION OF THE BOARD OF DIRECTORS
OF
THE BIG SKY HOMEOWNER'S ASSOCIATION
A Washington non-profit corporation**

October 1, 2013

The following resolution was unanimously adopted by the Board of Directors ("Board") of THE BIG SKY HOMEOWNER'S ASSOCIATION, A Washington non-profit corporation, on 30 September, 2013 pursuant to Article 9 of the Declaration of Covenants, Conditions, Restrictions, and Easements for The Big Sky Subdivision (CC&Rs), Article 4 of the Articles of Incorporation of THE BIG SKY HOMEOWNER'S ASSOCIATION and RCW 64.38.020.

RESOLVED, the Board has adopted the following Schedule of Fines and Enforcement Rules, to be effective October 1, 2013:

1. FINE SCHEDULE:

1st violation: Notice and Warning and a time frame to correct the violation. Homeowners who violate any of the rules and regulations in this document or in the CC&Rs of the association will receive written notice from the Board of Directors informing the homeowner of the specific violation, the remedy required to correct the violation, and the time within which the violation must be corrected. The Board expects that most violations will be remedied by the homeowner after receipt of a warning notice and will not be repeated. However, repeated violations will result in fines, as follows:

2nd violation: A fine of \$25 will be assessed if:

- (a) the violation is not corrected in the specified time frame, or
- (b) if there is an additional violation of the same kind within 6 months of the first violation, plus a new time frame will be given in which the violation must be corrected.
- (c) Homeowners will receive written notice of a second violation, the remedy required to correct the violation, and the time frame within which the violation must be corrected.

3rd violation: A fine of \$50 will be assessed if:

- (a) the violation is not corrected in the specified time frame, or
- (b) if there is a third violation of the same kind within 6 months of the first violation, plus a new time frame will be given in which the violation must be corrected.
- (c) Homeowners will receive written notice of a third violation, the remedy required to correct the violation, and the time frame within which the violation must be corrected.

4th violation: A fine of \$75 fine will be assessed if:

- (a) the violation is not corrected in the specified time frame, or

- (b) if there is an additional violation of the same kind within 6 months of the first violation, plus a new time frame will be given in which the violation must be corrected.
- (c) Homeowners will receive written notice of a fourth violation, the remedy required to correct the violation, and the time frame within which the violation must be corrected.

5th violation: A fine of \$100 will be assessed if:

- (a) the violation is not corrected in the specified time frame, or
- (b) if there is an additional violation of the same kind within 6 months of the first violation, plus a new time frame will be given in which the violation must be corrected.
- (c) Homeowners will receive written notice of a fifth violation, the remedy required to correct the violation, and the time frame within which the violation must be corrected.

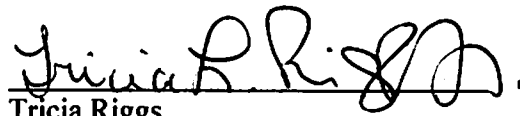
2. ENFORCEMENT RULES

- (a) **Grace Period:** Since the CC&Rs may have been enforced inconsistently by previous Boards, homeowners who violate the CC&Rs will receive warnings only until 30 November 2013. After December 1, 2013, the Schedule of Fines and Enforcement Rules will be applied to violations of the CC&Rs.
- (b) **Time Frame:** The time allowed to correct violations will be determined by the Board, and may vary depending on the specific violation.
- (c) **Homeowner Right of Appeal:** Homeowners have the right to appeal a violation notice or fine and may appear before the Board to show that no violation occurred, or should be excused. Homeowners who wish to appeal must request a hearing before the Board. All requests must be made in writing, no later than 10 days after receipt of the notice of violation, and mailed to: Big Sky Homeowners' Association, P. O. Box 428, Airway Heights, WA 99001. Hearing will be held within 45 days of the appeal, or at such other time as the Board may designate. The decision of the Board at all appeal hearings is final and binding upon the homeowner.
- (d) **Reporting Violations:** Homeowners may report violations to the Board by emailing the Board at: BigSkyHOA@gmail.com, or directly contacting one of the members of the Board. All such violation reports must include the following information:
 - (i) identify the specific CC&R requirement being violated;
 - (ii) identify the address of the home in violation;
 - (iii) include a digital picture of the violation being reported, if possible;
 - (iv) provide the reporting homeowner's name, address, contact phone, and email.

The name of the homeowner making the violation report will be kept confidential and not given to the homeowner who is in violation. The Board will not pursue anonymous violation reports.

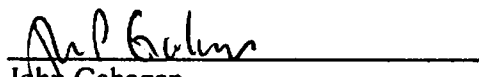
- (e) Unpaid Assessments, Fines, and Other Charges: Assessment of fines shall not prevent the Board of Directors from taking other enforcement actions authorized by the CC&Rs, Bylaws and Articles of the Association, or by applicable law. The CC&R's authorize the Board to file a lien against for unpaid assessments, fines, and other charges under any of the HOA governing documents. If necessary, the Board may also file a lawsuit to enforce the covenants or to collect unpaid assessments, fines, and other charges, and "the Owner-defendant shall pay to the Association all costs and expenses incurred by it in connection with such suit or action...." (CC&R 9.5)


Dawn Altmaier
President & Director


Tricia Riggs
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