

August 28, 2019

**Spokane RV Resort Owners Association  
Deer Park, Washington**

To: All Lot Owners  
From: Board of Directors  
Subject: Late Fee and Fine Schedule for Violations  
Reference: Declaration of Spokane RV Resort  
Deer Park, Washington  
A Condominium  
Dated February 25, 2003, as amended

**Section 8.C. Authority of the Board, as follows:**

The Association through the Board of Directors shall enforce the provisions of this Declaration and the Bylaws for the benefit of the Condominium and the Owners, and shall have all the powers and authority permitted to the Association under the Act and this Declaration.

**8.3.1 Delineation of Authority**

Such authority should include but may not be limited to authority to do the following:

- K. Impose and collect charges for the late payment of Assessments pursuant to RCW 64.34.425. after ten days notice and opportunity for hearing before the Board or other persons designated by the Board, in accordance with the Bylaws and Rules and Regulations of the Association, and levy reasonable fines in accordance with a previously established schedules adopted by the Board and given to the owners for violations of the Declaration, Bylaws and/or Rules and Regulation for the Association violation.

Please see attached Late Fee and Fine Schedule and Collection process. Your Board of Directors will use the attached schedule as a guideline for fee and fine collection.

Signed



Kris Freedman  
President

Board of Directors Spokane RV Resort Owners Association  
1205 N Country Club Dr  
Deer Park, WA 99006

Spokane RV Owners Association  
Late Payment Fee and Violation Fine Schedule and Collection Process

Reference Declaration CC&Rs Paragraph 14.1 - Compliance with Declaration		
Violation Type	Reference Association Declaration	Penalty for late payment
Late Payment of Association Assessments	8.3.1.K.	\$25 per month, per lot after 10 day delinquency
Parking Violation (e.g., parking on streets, too many vehicles, wrong vehicle type)	9.1.1, 9.1.2, 9.11	\$15 per incident per day
Architecture Compliance (e.g., additions to lot without approval, violations of ACC guidelines)	9.2 - 9.4, 9.6, 9.8, 9.9., 9.11, 9.12, 9.19, 9.22, 9.23, and Board approved Architectural Guidelines	\$15 per incident per day
Nuisance (e.g., noise, dog and pet behavior, trash, etc.)	9.10, 9.13, 9.15, 9.16	\$15 per incident per day
Rentals (lots owners are prohibited from renting their lots for under 30 days and must provide evidence of proper general liability insurance upon request by Association)	9.17, 11.3	\$15 per incident per day
Rules and Regulations	9.24, Deer Park RV Resort Rules and Regulations, Spokane RV Resort Owners Association Rules and Regulations	\$15 per incident per day
Miscellaneous	9.6, 9.7, 9.14, 9.15, 9.20, 9.21, 9.24	\$15 per incident per day

Fee and fine process steps:

Late Payment of Association Assessments - Ten (10) days after due date, a late payment letter will be mailed to Lot Owner with notification of late assessment penalties that will be assessed until over due balance and penalties are paid in full.

All other Association Use and Occupancy and Rules and Regulation Violations - A written notice to correct violation with up to 10 days to correct and notification of penalty fines as applicable will be sent to Lot owner.

In the event that any Lot Owner owes late payment fees or violation fines and has not paid those fees or penalties within 30 days of initial receipt of letter from Association, the Association due to non-payment of assessments and/or penalty fines may file a Lien on their property.