

COMMON FENCE REPLACEMENT AND REIMBURSEMENT POLICY

Common Fence

"Common Fence" means the fence that borders:

- (1) the right-of-way known as Snohomish Cascade Drive (including fence that wraps the corners at intersection of Snohomish Cascade Drive and 146th Place SE and limited fence behind the water fall); and
- (2) the south side of 134th Street from the power lines on the west to the intersection with Snohomish Cascade Drive; and
- (3) the north side of Puget Park Drive from the power lines on the west to the intersection with Snohomish Cascade Drive; and
- (4) (near northeast corner of Snohomish Cascade Drive and Puget Park Drive) the common boundary between Tract B and Lots 24, 23, 22 and the west 43 feet of Lot 21, as measured along its rear lot line.

"Homeowner" means member of the Snohomish Cascade Homeowners Association.

"Board" means the Board of Directors of the Snohomish Cascade Homeowners Association.

Replacement and Repair

The Homeowners Association shall replace and thereafter be responsible for the maintenance, repair and replacement of the Common Fence.

Reimbursement to Four Homeowners

Complying with direction from an earlier Board, the Homeowners of Lot 81 in Division 1 and Lots 25, 82 and 83 in Division 3 reconstructed, at their personal expense, the Common Fence located on or near their Lots. Each of these Homeowners will be reimbursed a sum to be determined by the Board after considering the following criteria:

- (a) Homeowner's actual out-of-pocket costs as established by sales receipts or other proof satisfactory to the Board, or \$20 per lineal foot (plus applicable sales tax) when proof of actual out-of-pocket costs is unavailable;
- (b) Length of Common Fence constructed by the Developer on or contiguous to Homeowner's Lot;
- (c) Whether fence can be converted to match the design of the new Common Fence; and
- (d) Whether fence has a remaining life comparable to the new Common Fence.

Adopted by the Board at its Board Meeting of 21 January 2015.



