

SNOHOMISH CASCADE HOMEOWNERS ASSOCIATION
FINE SCHEDULE - VIOLATIONS

The Snohomish Cascade Homeowners Association has the right to enforce the Association's Governing Documents pursuant to the CC&R's. This right includes requesting the violator to cease the offending action, assessing the owner, fining the violator, and taking legal action against the violator. Once the Board of Directors is aware of a violation, the Board will investigate the allegation and may take appropriate action against the owner. However, nothing in this section obligates or requires the Board of Directors to take any action against an individual resident. As a self managed community and volunteer Board, the Board is not in a position of "policing" the community. If you become aware of a specific infraction and would like to report it, please be sure to submit concerns to the board via email: boardforschoa@gmail.com

Due Process. Prior to the imposition of any fine, the homeowner shall be given notice and an opportunity to appear in person or in writing before the Board of Directors. A minimum of 14 days' notice will be given of any hearing and within 15 days after the hearing the owner will be notified in writing or electronic communication of the outcome.

Enforcement Guidelines. Generally, absent special circumstances, the Association will adhere to the following discipline and fine protocol for violations of the governing documents:

Warning Notice: Initial warning letter and request to correct violations within a reasonable amount of time as determined by the Board.

Fine/Hearing Notice: The Fine/Hearing Notice will be sent setting forth the violation and Requesting immediate remedial action. Also, the Fine/Hearing Notice will establish a possible fine amount and set a hearing regarding the fine. In addition to the fine, the Association May also assess attorney's fees and costs, if any, associated with the enforcement action.

Subsequent Violations (2nd, 3rd, etc.) : for multiple violations of the same type as prior Violations, no Warning Notice will be sent to the Owner in violation. Instead, the Association will immediately send a Fine/Hearing Notice establishing a fine amount and setting a hearing regarding the violation and fine amount at least (14) days from the date appearing on the Fine/Hearing Notice. For subsequent violations of the same time, the Board may assess fines pursuant to the schedules established for the second and third violations as noted for each Article on the attached.

NOTE: The Association reserves the right to make any of the above fines a continuing fine which will be assessed monthly to your account until the violation is removed. Additional hearings are not required for the levying of ongoing fines in the same amount.