

WOLF CREEK PROPERTY OWNERS ASSOCIATION

ANNUAL MAINTENANCE FEE: Applicable to all property owners per lot owned. \$ 425/yr, for period Jan.1 through Dec.31. Invoices sent in January, due in February.

WATER FEES: Applicable to property owners connected to the water system.

- A \$360/year base rate will be billed annually in June. This equates to a base rate of \$30/month.
- A \$50 fee will be charged to any lot exceeding an annual average use of 500 gallons per day (gpd) and charged if applicable with a separate billing. The \$50 fee will be placed into reserve in the Water Capital Improvement Fund (where the new water connection fees also now go).

WATER HOOK-UP FEE:

\$4000 for new connections.

BUILDING DEPOSIT FOR NEW CONSTRUCTION:

\$2000 deposit is payable prior to breaking ground. Deposit refunded if construction completed within 18 months and all construction completion criteria per CC&R's are met.

RULES AND REGULATIONS/SCHEDULE OF FINES

Rules and regulations per the WCPOA CC&R's and the following items. Per homeowners' association statute, RCW 64.38.20:

After written notice (US Postal or email) of the infraction and an opportunity to be heard by the board of directors at the next scheduled Board meeting or by the representative designated by the board of directors and in accordance with the procedures as provided in the bylaws or rules and regulations adopted by the board of directors, the Board shall levy reasonable fines in accordance with a previously established schedule adopted by the board of directors and furnished to the owners for violation of the bylaws, covenants, rules, and regulations of the Association.

NONPAYMENT OF ASSOCIATION ASSESSMENTS OR FEES:

\$25 late fee on past due bills 60 days in arrears.

1%/month on any unpaid balance.

- If balance remains unpaid and no payment arrangements have been made with the WCPOA Treasurer – a lien will be filed against the property and the owner will be assessed \$130 to cover the costs of filing the lien.

WCPOA

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- Past due bills 60 days in arrears may result in disconnection of water service. Service will be restored only after the outstanding bill is paid in full plus a reconnection charge of \$TBD.
- Water connection rights may revert back to the Association if accrued bills are not paid within one year after the due date. A 30 day written notice will be mailed to the delinquent member and, if not satisfactorily settled at the end of that time, the connection right will be forfeited.

MEMBER BREACHES OR FAILS TO PERFORM ANY CC&R'S :

- Any violation of covenants or restrictions as established by the Board of Directors shall be considered a nuisance. Upon 15 days written notice to owner of violation, the WCPOA or it's representative, shall have the right to enter the parcel where the violation occurs or appears and abate the nuisance at the expense of the owner.
- The Association may cause such breach to be cured or any obligation to be performed on members behalf and recover the reasonable cost thereof from the member via special assessment or lien against the property.

INTERFERENCE WITH ASSOCIATION WATER SYSTEM:

- Interfering with, or tampering with, disrupting, or contaminating the Association's water system and components is strictly prohibited. The following schedule of fines has been adopted:
 - Deliberate or intentional acts will have a fine starting at \$5,000 for any disruption to the delivery of potable water plus all costs of repair, restoration, and the like, and \$1,000.00 a day thereafter (increased by increments of \$500 per day thereafter) for continuing interference until full service is restored.
 - Unintentional acts will have a fine starting at \$500.00 plus costs of repair and restoration, with the board to determine, after giving the member an opportunity to be heard, whether the act was intentional or unintentional and assess the fine.



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HEARING PROCEDURE:

The Board shall not impose a fine, suspend voting, or suspend any rights of a Member or other occupant for violations of rules and regulations or of the provisions of the WCPOA Documents unless and until the following procedure is followed:

(a) Demand. Written demand to cease and desist from the alleged violation shall be served upon the alleged violator specifying:

- (i) the alleged violation
- (ii) the action required to abate the violation, and
- (iii) a time period, not less than ten (10) days, during which the violation may be abated without further sanction, if such violation is a continuing one, or a statement that any additional similar violation may result in the imposition of a sanction after notice and hearing, if the violation is not continuing – except in the case of interference with the Association Water System. Then the time period to abate shall be immediate and all fines shall apply.

(b) Notice. At any time within twelve (12) months of such demand, if the violation continues past the period allowed in the demand for abatement without penalty or if the same rule is subsequently violated, the Board or its delegate shall serve the violator with written notice of a hearing to be held by the Board. The notice shall contain:

- (i) the nature of the alleged violation;
- (ii) the time and place of the hearing, which time shall not be less than ten (10) days from the giving of the notice;
- (iii) an invitation to attend the hearing and produce any statement, evidence, and witness on the Member's behalf; and
- (iv) the proposed sanction to be imposed.

(c) Hearing. The hearing shall be held pursuant to this notice affording the Member or violator a reasonable opportunity to be heard. Prior to the effectiveness of any sanction hereunder, proof of notice and the invitation to be heard shall be placed in the minutes of the meeting. Such proof shall be deemed adequate if a copy of the notice, together with a statement of the date and manner of delivery, is entered by the officer, director, or agent who delivered such notice. The notice requirement shall be deemed satisfied if the alleged violator appears at the meeting. The minutes of the meeting shall contain a written statement of the results of the hearing and the sanction, if any, imposed. Written and oral evidence may be presented. The presenting party shall provide copies of any written evidence to the other party or parties. The decision of the Board shall be final.

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NOTE: These procedures shall not be necessary in order to impose any sanction or penalty for nonpayment of a delinquent assessment, fee, or fine. Any fines that are not paid may be treated as any other unpaid assessment.

Failure to Comply. Failure to comply with the WCPOA governing documents and these Rules and Regulations shall be grounds for an action to recover damages or for injunctive relief to cause any such violation to be remedied, or both. Reasonable notice and an opportunity for a hearing as provided above shall be given to the delinquent party prior to commencing any legal proceedings.

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