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WEB PROPERTIES INC
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Spokane, WA 99201

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Document Title(s)

CCR Enforcement Procedure And Fine Structure

Reference Number(s) of Related Documents

4668030

Grantor(s) (Last Name, First Name, Middle Initial)

MEADOWWOOD ESTATES Phase III Homeowners Association

Grantee(s) (Last Name, First Name, Middle Initial)

The Public

Legal Description (Abbreviated form is acceptable, i.e. Section/Township/Range/Qttr Section or Lot/Block/Subdivision)

NORTHEAST QUARTER SECTION 14 T. 25N R. 45E, WM
SPOKANE COUNTY, STATE OF WASHINGTON

Assessor's Tax Parcel ID Number

55141.9054 + 55141.9048

The County Auditor will rely on the information provided on this form. The Staff will not read the document to verify the accuracy and completeness of the indexing information provided herein.

Sign below only if your document is Non-Standard.

I am requesting an emergency non-standard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some parts of the text of the original document. Fee for non-standard processing is \$50.

Signature of Requesting Party

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Spokane, WA 99201

CC&R Enforcement Procedure and Fine Structure
ESTATES AT MEADOWWOOD III
Homeowners Association

Original Declaration recorded December 19, 2001 as
instrument # 4668030

Section 4.1.5 of the Estates at Meadowwood Homeowners Association Bylaws authorize the Association Board of Directors (Board) the power to "take any and all actions necessary to comply with and enforce the provisions and requirements of the Declaration".

The purpose of this document is to both clarify and institute a Covenants, Conditions and Restrictions(CC&R's) enforcement procedure and fine structure in order to maintain the appearance of the common areas in the Estates at Meadowwood Development (Development) and the individual homeowner's investments consistent with the requirements outlined in the same CC&R's.

This enforcement procedure and fine structure shall apply to and be binding upon the owner and/or occupants and renters of the Estates at Meadowwood Homeowners Association and their guests. Owners shall be responsible for the actions of these individuals and for their compliance with all governing documents for the Association. Owners shall be responsible for informing these individuals of the governing documents and shall take such action as may be required to secure compliance when violations occur.

**CC&R Enforcement
Procedures and Fine Structure**

1. An Owner will be notified in writing by the Board or its Authorized Agent of a violation and requested to correct the violation within fourteen (14) days from the date the notice is given.
2. If the violation is not remedied by the prescribed date, a fine of \$50.00 will be assessed and charged to the offending Owner's account for the period not to exceed thirty (30) days from the original violation.
3. If the violation should continue after the first thirty (30) day period, a second fine of \$150.00 will be assessed and charged to the offending Owner's account without further notice.
4. At any time after the amount of all fines assessed exceeds \$200.00, a lien in the amount of the fine, including interest as set forth in the Declaration, and legal fees and costs, and any additional fines that may be assessed may, in the sole discretion of the Board, be recorded against the Owner's lot. A copy of the recorded lien will be provided to the Owner.
5. Thereafter, a \$300.00 fine will be assessed each succeeding thirty (30) days until the violation is corrected.
6. Further occurrences of the same violation within twelve (12) months of the date the first notice is given shall be considered to be the same event, and the fine enforcement process described above shall be deemed on-going from the point the previous violation was corrected (e.g., a violation corrected pursuant to notice that is thereafter within twelve (12) months repeated shall be considered to be an on-going violation as if it had not previously been corrected).
7. The determination of an Owner's satisfactory correction of a noticed violation shall be within the sole and exclusive judgment of the Board.
8. The Board may elect to foreclose the lien as provided by the Declaration at any time within its discretion, and the Owner against whom the lien is foreclosed shall, in addition to the amount of the lien and all such further fines that may be assessed during the course of such action, be liable to the Board for all reasonable legal fees and costs incurred in such foreclosure action. The election by the Board to foreclose such lien shall be in addition to any and all other remedies available to the Board as provided in the Declaration, and as may be provided for at law or in equity under the laws of the State of Washington.

Dated this 23RD day of OCTOBER, 2012

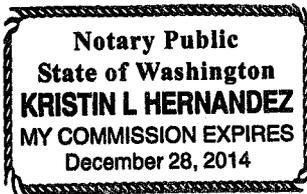
Estates at Meadowwood III Homeowners Association

By: Robert Skattum
Robert Skattum

STATE OF WASHINGTON)
 :SS
County of Spokane)

On this day before me, the undersigned, a Notary Public in and for the State of Washington, personally appeared Robert Skattum, to me known to be the President of The Estates at Meadowwood III Homeowners Association, the corporation that executed the foregoing instrument, and acknowledged the said instruments to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

GIVEN under my hand and official seal this 23RD of OCT, 2012.



Kristin L Hernandez
NOTARY PUBLIC in and for the State of
Washington, residing at Spokane.
My Commission Expires: 12/28/14