

# **The Woods at Lake Wilderness Homeowner's Association**

## **Schedule of Fees and Fines**

### **Annual Dues — Applies to ALL homeowners**

\$350 per year — as provided in CC&Rs.

Additional fees may be assessed per Article 8.

Annual Dues are collected in June of each year.

Late fees of 10% compounded monthly are assessed each month beginning at the end of July.

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### **Parking Violations — applies to members that violate HOA Parking Bylaws**

A warning is given for first offences.

\$25 fine is assessed for the first failure to heed a warning.

\$50 fine is assessed for each subsequent failure to heed a parking infraction warning.

The cost of towing is assessed for each violation after a \$50 fee is assessed.

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### **ACC fees and fines — applies to ACC duties and provisions in Article 10 of the CC&Rs.**

\$50 fine for failure to submit plans for ACC review, thus requiring ACC investigation.

\$50 fine for failure to heed ACC review recommendation from ACC Plan/Blueprint Review - This is in addition to immediate removal of item or work conducted outside of ACC approval.

\$50 fine for all other Article 10 violations.

Any required professional or outside consultation required to review or accept a homeowner created plan or other Article 10 issue — all consultant or professional fees plus \$25.

Any legal fees resulting from or required for enforcement of above items — legal fees plus \$25.

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### **Procedures for Fines**

All fines may be appealed on the HOA Board.

All fines and fees must be paid within 30 days of being assessed.

If a fine is appealed and the appeal is not successful, the fine must still be paid within 30 days of being assessed, or immediately upon Board determination of the appeal if 30 days have passed since fine was assessed.

Failure to pay fines or fees within the payment period will result in the assessment of an additional late fee of 10% of the original fine compounded monthly beginning at the end of the 30-day payment period.

When all reasonable steps have been taken by the HOA for collection of fines or fees and the homeowner has not paid, Article 9 of the CC&Rs authorizes the HOA to take actions such as liens, suspension of voting rights, and legal action against the delinquent homeowner. The costs of taking such action are also assessed against the delinquent homeowner.

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All fees and fines are payable by check or money order to:

**The Woods at Lake Wilderness HOA**  
**PO Box 1157**  
**Maple Valley, WA 98038**

All NSF Checks will be subject to a \$25 fee plus all bank and HOA recovery costs.

You may view this online at: [www.woods-hoa.org](http://www.woods-hoa.org)

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