

KENTON FIRS COMMUNITY ASSOCIATION

SCHEDULE OF PROTECTIVE COVENANTS VIOLATION FINES AND LATE CHARGES

FINES	Notice of Violation	End of 30 days	End of 60 days	End of 90 days
Violation of Protective Covenants (unless otherwise stated below)	Warning	\$50.00	\$100.00	\$200.00 per month thereafter
Immediate Stop Work Order for Unauthorized Exterior Construction (Article V(1)(e))	\$200.00	\$50.00	\$100.00	\$200.00 per month thereafter
Excessive Noise Violation (Article V(10)(d))	\$100.00			
Fireworks Violation (Article V(26))	\$200.00			
Rental Homes & The Owner Responsibilities Violation Article IX Section 2 thru 7	\$500.00	\$500.00	\$500.00	\$1000.00 per month thereafter
Nuisance Prohibited Violation Article V Section 10(a thru c)	\$250.00	\$500.00	\$500.00	\$500.00 per month thereafter
LATE CHARGES ON DELINQUENT ASSESSEMENTS (ANNUAL OR SPECIAL)	\$25.00 per month			

A full copy of the Kenton Firs Community Associations Covenants and Amendments are available at the home page of our website at kentonfirs.org. **A letter giving notice to correct a violation will be sent to the homeowner with the violation. Thereafter the above schedule is in effect. The homeowners must correct the violation or apply to the Board or AACC Committee with a written plan to correct the violation.**

The notices serve as a determination that a Covenant violation has occurred. This determination is final unless you appeal to the Board by contacting the Board Secretary Patricia "Trish" Norman at kentonfirs@gmail.com **OR** in writing at 10605 SE 240th ST. #653, Kent, WA. 98031 within 10 days of the date the notice was issued to set a hearing date with the Board of Directors. At that time, you will be allowed up to a minimum of 30 minutes to explain the circumstances regarding the violation. If we do not hear from you in the manner indicated above, the Board will accept that you are waiving your rights to a hearing.

If we send the notice letters by certified mail, the homeowner is responsible for the cost of the certified letter. If the violation(s) are not corrected, or a written plan submitted and accepted by the Board or AACC Committee, then the matter may be turned over to the Association's legal counsel for enforcement of the covenants and/or collection of any unpaid fines and other fees/costs. Owners are responsible for all attorneys' fees and costs incurred in connection with enforcement of the covenants and/or collection of delinquent assessments, fines, and other fees. This Schedule of Protective Covenant violation fines and late charges supersedes all prior schedules.

The Kenton Firs Protective Covenants, Bylaws, and Fee Schedule may be found at: kentonfirs.org

ADOPTED BY KENTON FIRS COMMUNITY ASSOCIATION BOARD OF DIRECTORS EFFECTIVE June 10, 2023.

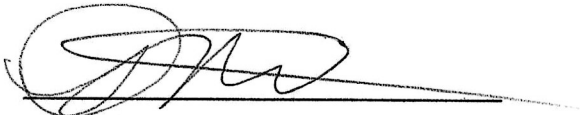
KENTON FIRS BOARD OF DIRECTORS



Don Norman, President



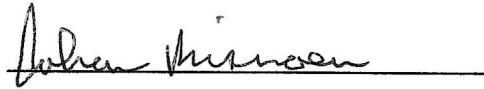
Richard Bolen, Vice President



Patricia Norman, Secretary



Marian Swann, Treasurer



Johan Rismoen, AACC Chairperson



Steve Major, AACC #1



Laurene Kellogg, AACC Alternate