

**ACTION BY BOARD OF TRUSTEES OF
COMPTON GREEN HOMEOWNERS ASSOCIATION**

WHEREAS, on or about September 18, 2000, the members of the Compton Green Homeowners Association (the "Association") passed an Amendment to Declaration of Protective Covenants, Restrictions, Easements and Agreements with Respect to the Plat of Compton Green ("Amendment"), which Amendment was subsequently recorded under King County Recording No. 20001005000550. The Amendment revised the enforcement powers of the Association's Board of Trustees, including adding the authority to levy reasonable fines and to create related rules and regulations;

WHEREAS, acting pursuant to the its authority set forth in the Amendment, the Board of Trustees of the Association developed Rules and Regulations Regarding Imposition of Fines (the "Fine Rules"), in the form attached hereto as **Exhibit A**;

WHEREAS, the Fine Rules were studied by a Committee of the Association and the Board of Trustees for several months prior to consideration and adoption;

WHEREAS, based upon reasonable investigation, including interviews with prior Members of the Board of Trustees, the current Board of Trustees has determined that the Fine Rules were adopted by Board action on or about November or December, 2001;

WHEREAS, following review of the official records of the Association, the Board of Trustees has been unable to locate minutes reflecting the adoption of the Fine Rules;

WHEREAS, in order to confirm that the Fine Rules are part of the rules and regulations of the Association, to complete the Association's records and to avoid confusion over the rules and regulations governing the conduct of the Association's members, the current Board has determined that it is in the Association's interest to ratify the Fine Rules, and intends to do so in this instrument;

NOW, THEREFORE, the undersigned, being all of the Members of the Board of Trustees of the Association acting by unanimous written consent pursuant to Article III, Section 5 of the Bylaws of the Association and RCW 24.03.465, hereby resolve as follows:

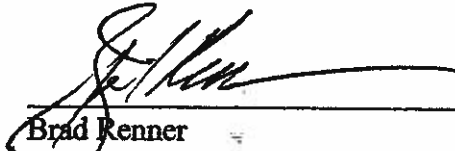
RESOLVED, the findings set forth in the Recitals, above, are hereby ratified and adopted by the Board of Trustees.

RESOLVED, the Fine Rules, in the form attached hereto as **Exhibit A**, are hereby ratified and approved as official rules of the Association, effective as of the date they were originally adopted.


RESOLVED, this document may be signed in any number of counterparts, all of which together shall be deemed to be a single original document.

Dated: June 18, 2005.

BOARD OF TRUSTEES



Brad Renner



Monika Hall



Gladys Anderson



Martin Bacon



Carol Furrer

EXHIBIT A

COMPTON GREEN HOMEOWNERS ASSOCIATION

**RULES AND REGULATIONS REGARDING
IMPOSITION OF FINES**

The following rules and regulations are adopted by the Board of Trustees pursuant to Sections VI.4. and VI.7. of the Declaration of Protective Covenants, Restrictions, Easements and Agreements with Respect to the Plat of Compton Green, as amended (the "Declaration"). References below are to the Declaration.

1. **Fine Schedule.** The Board of Trustees may impose such fines for violation of the Declaration, the Bylaws of the Association, any rule or regulation adopted pursuant to the Declaration or the Bylaws, or of any decision of the Association or the Architectural Control Committee made pursuant to such documents, including but not limited to failure to pay any fees, dues, fine, regular of special assessment or any other charges for which a member is obligated to the Association, as it deems reasonably necessary to cure such violation. (Section VI.3.) In most cases, fines shall be in accordance with the following schedule:

1.1	First violation	Written notice
1.2	Second violation	\$50.00
1.3	Third violation	\$75.00
1.4	Fourth and subsequent violations	\$100.00 each

Fines shall be reasonable. In extraordinary circumstances, the Board may impose fines which are more or less than the fines set forth in the above schedule.

2. **Notice of Violations.** The Board shall give written notice to a lot owner of any violation. The initial written notice may include notice that additional fines will be imposed according to the fine schedule set forth herein if the violation is not cured within twenty (20) days of initial notice, and if notice of additional fines is included in the initial notice, no subsequent notice shall be required to impose such additional fines.

3. **Subsequent Violations.** Failure to cure a violation within twenty (20) days of initial written notice shall be deemed to be an additional violation, and subsequent additional violations shall accrue for each five (5) day period thereafter during which the violation is not cured. Any subsequent violations within twelve (12) months of a prior violation, whether or not related to the prior violation, shall be deemed an additional violation for purposes of the fine schedule.

4. **Payment.** Fines shall be paid on or before the effective date of the fine. If the matter is reviewed by a Review Panel and the Review Panel upholds all or part of the fine imposed by the Board, then the portion of the fine so upheld shall be paid within five (5) days of the Review Panel's decision.

5. **Lien.** Fines shall be a lien against an owner's lot. (Section VI.5.)

6. **Not Exclusive Remedy.** The imposition of a fine by the Board shall not limit the Association's right to pursue any other remedy permitted by the Declaration, Bylaws or law for the violation.

7. **Review Panel.**

7.1 **Right of Review.** Any fine imposed by the Board shall be effective twenty (20) days after the Board gives written notice of the action to the affected lot owner unless, within ten (10) days following such notice, said lot owner responds orally or in writing and requests that the Board of Trustees establish an independent Review Panel of three (3) members of the Association to review the Board's decision. If the lot owner responds to such notice, but does not request establishment of a Review Panel, then the Board shall consider the substance of the lot owner's response and make a final determination regarding the Association's action. (Section VI.4.)

7.2 **Review of Violations Based on Failure to Cure Prior Violation.** An owner shall not have the right to request that the Board establish a Review Panel or to a hearing to review a subsequent violation based solely on the owner's failure to comply with or cure a violation for which initial written notice was given, whether or not a hearing was held regarding such initial violation.

7.3 **Appointment of Members.** If the lot owner requests that the Board establish a Review Panel, then within ten (10) days of said request, the affected lot owner shall appoint one (1) of the members of the Review Panel and the Board shall appoint one (1) member. Within five (5) days thereafter, the two (2) members shall appoint a third member. If the affected lot owner fails to timely appoint one (1) of the members, the Board shall appoint all three (3) of the members. (Section VI.4.) No member of the Board shall be a member of the Review Panel, nor shall the affected lot owner. The three (3) members of the Review Panel shall choose a Chairperson to preside at the hearing.

7.4 **Hearing Procedures.**

7.4.1 The hearing shall be conducted within twenty (20) days after appointment of all members of the Review Panel at a location within King County as determined by the Review Panel.

7.4.2 Both the Board and the lot owner may submit a written explanation of their respective positions and any supporting documents they reasonably deem relevant. Five

(5) copies of any such documents shall be delivered to the Review Panel (one for each member of the Panel, one for the other party and one for the Association's records) at least two (2) days prior to the hearing date. The Review Panel in its discretion may exclude from its consideration any documents delivered after such date.

7.4.3 At the hearing, each party shall have ten (10) minutes to present its case to the Review Panel, but the Panel, in its sole discretion, may increase or decrease the amount of time as long as each party has an equal time period. The Review Panel shall establish such additional hearing procedures as it deems necessary for the review of the facts and circumstances of the violation and the Board's decision. Parties shall act in a professional and courteous manner towards each other.

7.4.4 The Review Panel may, but shall not be required to, conduct such independent investigations as it deems reasonably necessary or helpful.

7.5 Decisions of Review Panel. The Review Panel shall review the Board's decision and the lot owner's response and shall (i) adopt the Board's decision as the final decision of the Association; or (ii) find in favor of the lot owner; or (iii) identify such element(s) of the Board's decision appropriate for reconsideration and direct that the Board reconsider its decision. (Section VI.4.) The agreement of at least two (2) of the members shall be necessary for any decision of the Review Panel. If two (2) of the member of the Review Panel are unable to agree on a decision within five (5) days of the hearing, then the decision of the Board shall stand. The Review Panel shall render its decision within five (5) days of the hearing. The decision shall be in writing and shall be sent to the owner and the Board. The decision may, but shall not be required to, include a brief explanation of the Review Panel's reasoning.

7.6 Determinations Final. No person or entity shall have the right to seek judicial review of any decision of the Review Panel, except in the event of fraud or procedural irregularity. (Section VI.6.)