

## **Vista Del Lago Rule Violation Policy**

### **Housing for Persons 55 Years of Age and Older**

The following Rule Violation Policy (the "Policy") as amended by the Board of Directors of Vista Del Lago Resort Property Owners Association (the "Association") on Oct 1, 2022 by the affirmative vote of at least a majority of the directors and became effective at the time they were adopted. The purpose of the Policies is to state the policies governing the enforcement of rules by the Board of Directors of the Association (the "Board") which apply to Owners and their guests.

It is the Owners responsibility for the actions of their occupants and guests. Owners shall be responsible for informing these individuals of their compliance of all the Governing Documents of the Association and shall take action as required to secure compliance when violations occur.

- I. Violations of Covenants Regarding Improvements on parcels and/or the Use of Any Parcel
  - a. Any Board member, Owner, Authorized agent or employee of the Association may report a suspected violation of the covenants and rules described in the Declaration, which apply to the use of Improvements and/or the use of any Parcel upon the written Violation form approved by the board.
  - b. Following receipt of a written complaint, the Board shall conduct an investigation of the action described in the complaint. The Board shall endeavor to complete its investigation within twenty- one (21) days following receipt of a written complaint.
  - c. The Board may decide, in its discretion, to issue a courtesy notice of the violation. If the violation is corrected within the period described in the notice (which period shall be not less than least fifteen (15) days)), the issue will be considered resolved.
  - d. If the violation is not corrected within the time allowed, then a final notice of violation will be issued with a stated deadline for correction of the violation. If the violation is not corrected prior to the deadline, a notice of fine will be issued, provided that the due process requirements described in Article VIII, Section 15.D. are satisfied with regard to providing notice and an opportunity to be heard by the Owner. Repeat similar violations occurring within six months will not receive courtesy letters prior to the fine. The Board may levy a single fine or a per diem fine, at its discretion, according to the following schedule:

Per Diem Fine:	Not to exceed \$50.00 per day
Single Fine:	Not to exceed \$500.00
  - e. A per diem fine shall continue until the violation is corrected. Unpaid fines will be subject to interest and enforcement as described in Article VIII, Section 15.
- II. Violations of Covenants Regarding Conduct of Any Person in the Vista Del Lago
  - a. As provided in the Declaration, every Owner shall be personally and monetarily responsible for the conduct of their guests, tenants, and all other persons on the property with the permission of an Owner. An Owner may be assessed fine(s) as described herein for the conduct of said persons.
  - b. Upon receiving written notice of prohibited conduct from a Board member, Owner, Authorized agent or employee of the Association, the offending party shall immediately cease and desist such conduct.

- c. Upon failure to desist or in cases of complaints of repeated or persistent violations, the Board shall hold a meeting to review the complaint. The Board may levy a single fine or a per diem fine, at its discretion, according to the following schedule:

Per Diem Fine: Not to exceed \$50.00 per day

Single Fine: Not to exceed \$500.00

- d. A per diem fine shall continue until offending party has ceased the offending conduct. Unpaid fines will be subject to interest and enforcement as described in Article VIII, Section 15.
- e. The Board may take such action as is allowed herein below or as is allowed by applicable law.
- f. The Board may levy a single fine not to exceed \$500.00 or a per diem fine not to exceed \$50.00 per day against an offender.

### III. Recordation of Notice

- a. In addition, for any violation, the Association through the Board may at its option at any time record with the Chelan County Auditor a "Notice of Violation" describing the circumstances as they reasonably appear to the Board at the time of recordation.

### IV. Relation to Other Rules

- a. The terms and provisions of this Policy control over any inconsistent provisions of any other regulations, polices or rules of the Association; they do not control over any inconsistent provisions of the Declaration, Articles of Incorporation and Bylaws.