

Notice of Violation of Greenwood Point HOA Rules
Article V — Covenants, Conditions & Restrictions
Greenwood Point Homeowner's Association, 4132 187 Ave. SE, Issaquah WA 98027
greenwoodpointhoa@gmail.com

Property Owner _____ Lot # _____

Property Address _____

Date of Notice _____ How Notified: Mailed____ Delivered____ E-mailed____

A fine of \$50 will be assessed if not resolved within 30 days. See Schedule of Penalties for details.

	Item/Section	Description	Violation
1	Temporary Structures Section 9	No trailer, camper, basement, tent, shack, garage, barn, or other outbuildings or temporary structures shall, at any time, be used as a residence.	
2	Duration of Construction Section 7	Construction work on any residential lot shall be completed within nine months after date work is started.	
3	Parked Vehicles Section 9	No boats, trailers, motor homes, disabled vehicles or other similar vehicles shall be parked or stored on any lot in a position whereby the said vehicle will be visible from the street.	
4	Fences Section 10	All fences, hedges, or boundary walls situated anywhere upon any residential lot or building site must be approved in writing by the A.C.C. as to its height and design prior to construction.	
5	Roofs Section 16	A.C.C. approval required: Cedar shake or Architectural grade shingles such as GAF Timberline or CertainTeed Landmark.	
6	Building Exteriors Section 6	A.C.C. approval required for all exterior painting and improvements. Paint color scheme needs to be in "harmony" with the neighborhood	
7	Landscaping Section 6	Submit drawings, materials to be used and dates of construction to A.C.C.	
8	Garbage Cans Section 13	Trash cans must not be visible from any street or adjacent properties or residences.	
9	Driveways Section 17	Driveways must be paved. Concrete or pavers are accepted. A.C.C. approval required	
10	Antennas/Dish Section 9	All utilities must be underground. Antennas/satellite dishes must not be visible from the street.	
11	Other Section	Description of CCR:	

Signature of GWP A.C.C.

Signature of GWP A.C.C.

GREENWOOD POINT HOMEOWNERS' ASSOCIATION

SCHEDULE OF ASSOCIATION ACTIONS AND PENALTIES FOR VIOLATIONS

Effective: March 1, 2022

1. Upon discover of a documented violation of the Covenants, the Association will issue a **Notice of Violation**. The Notice will demand correction of the violation within a 30-day grace period from the date of the notice.
2. If correction is not made within the 30-day grace period, a fine of \$50 is imposed, payable within 5 business days. The Association will promptly make demand. If payment is not received within the 5 business day payment period, a continuing violation will result in an additional fine of \$5 per day from the end of the 30-day grace period until the violation is corrected. The fine rate will increase by \$5 per day every 30 days (to \$10 per day after 30 days, \$15 per day after 60 days, etc.)
3. If the homeowner has responded within the 30-day grace period with a written **Plan of Correction**, specifying the time when correction will be completed and specifying the reason that correction will extend beyond the initial 30 days, the Association will approve or disapprove the Plan of Correction and will promptly notify the homeowner.
 - a. If a Plan of Correction is approved, continuing fines will not be imposed during the approved correction plan timeframe. After the approved time expires, a continuing violation will result in an additional fine of \$5 per day until violation is corrected. The fine rate will increase by \$5 per day every 30 days (to \$10 per day after 30 days, \$15 per day after 60 days, etc.)
 - b. If a Plan of Correction is not approved, a fine of \$50 is imposed, payable within 5 business days. The association will promptly make demand. If payment is not received within the 5 business days from the Association demand, a continuing violation will result in an additional fine of \$5 per day for each day after the initial 30 days, until the violation is corrected. The fine rate will increase by \$5 per day every 30 days (to \$10 per day after 30 days, \$15 per day after 60 days, etc.)
4. The Association's legal counsel may be engaged to take enforcement action for correction of the violation. The cost of attorney's fees and any other costs of such action shall be added to the amount of fines owed.
5. The Association's legal counsel may be engaged to take action to make any unpaid fines, fees and costs a continuing lien upon the property.

If you have any questions, please contact a member of the A.C.C. Committee or Board Trustee directly or via the HOA e-mail address: greenwoodpointhoa@gmail.com