

**Riverbend Homesites Association Inc.**  
**Enforcement Policy for CC&R Non-Compliance:**

**First Notice:** Notice of Violation Letter – No Fine. 10 days to respond in writing to the Board/Account Manager or 20 days to rectify the issue. The violation & time frame will be noted in the individual letter. If the notice is not responded to within the time frame, or the Board denies the request the following schedule will apply.

**Second Notice:** Reminder of Violation Letter – No Fine. 10 days to respond in writing to the Board/Account Manager or 20 days to rectify the issue. The violation & time frame will be noted in the individual letter. Reminder to remedy or fines will be imposed.

**Third Notice:** Continued violation notices and \$100 fine/assessment. 7 days to comply/remedy or additional fine will be imposed.

**Fourth Notice:** Continued violation notices and \$200 fine/assessment. 7 days to comply/remedy or additional fine will be imposed.

**Fifth Notice:** Continued violation notices and \$300 fine/assessment. 7 days to comply/remedy or additional fine will be imposed.

**Repeated Violations:** For each additional week that the violation is not remedied the weekly fine will increase by \$100.00 until the issue has been resolved.

**Note:** Any fine amount over \$100 shall be recorded against the property as a continuing lien. In addition to the assessed fine amount(s) the homeowner is responsible for all costs associated with said lien, and is subject to the provisions of the CC&R's.

**Appeal Process**

If the homeowner feels that the violation is not legitimate, or feels that clarification of the violation is necessary, they must submit an appeal in writing to J&M Management within 48 hours after the notice of violation.

If the ruling on the appeal is in favor of the homeowner, then a notice of resolution will be issued to the homeowner.

If the ruling on the appeal is not in favor of the homeowner, they are subject to afore mentioned fine schedule. The time will begin to accrue again from the point at which it was suspended, upon official notice to the homeowner of the board's decision.

When an appeal is presented, the appeal will be taken to the Board for review and a ruling will be rendered at their monthly Board meeting unless extenuating circumstances cause a delay, and the homeowner will be notified in writing of the outcome.

The ruling of the Board is binding. However, the homeowner may choose relief at their own expense.

Initial Responses & Appeals should be submitted in writing and mailed to:  
Riverbed Homesites HOA – 17404 Meridian E. Suite F – PMB 171 – Puyallup, WA 98375  
Or Emailed to the Account Manager at: JHubbard@JandMManagement.com