

**Edgewater Village Condominium Association
2121 E. Upriver Dr. #68
Spokane, WA 99207-5176**

**FINE SCHEDULE AND OTHER PENALTIES
FOR VIOLATIONS OF THE CONDOMINIUM
DECLARATION, BY-LAWS AND COMMUNITY RULES**

Hereinafter, reference to any of the above documents will be referred to collectively as "rules". It will be assumed that all references to "owner" will refer to the legal owner(s) of a unit themselves and/or their tenants. Owners are responsible for the actions of their tenants.

Step #1 - Owners will be notified of an infraction of the rules in writing and asked to correct the infraction within 10 days.

Step #2 - If an infraction is not corrected within 10 days, the owner will be notified again in writing, assessed a \$100.00 fine and asked again to correct the infraction within 10 days.

Step #3 - If an infraction is not corrected by the end of the second 10-day period the owner will be notified again in writing, assessed a fine of \$150.00, and again asked to correct the infraction within 10 days.

Step #4 - If an infraction is not corrected by the end of the third 10-day period, an additional fine of \$10.00 per day for each day the infraction continues will be assessed up to a maximum of 90 days. In addition to the penalties specified in the rules, the following are examples of other actions that may be taken and other penalties that may be imposed.

- 1. The Association may remove unapproved changes to the landscaping of limited common spaces and/or common spaces at the owner's expense.**
- 2. The Association may remove unapproved architectural changes to the exterior of units at the owner's expense.**
- 3. Owners who disregard rules relating to use of common facilities (e.g. pool, recreation building, the car repair space and/or the RV parking space, etc.) may lose the privilege of using these amenities.**
- 4. Owners may be required to evict renters who do not follow the rules of the Association.**
- 5. Owners may be required to evict any tenants who are 1) engaged in illegal activities and/or 2) engaged in activities which constitute grounds for eviction under state law.**

Step #5 - If the fines are not paid, the Edgewater Village Condo Association may file a claim in court. Any costs in a suit to recover a money judgment for unpaid fines for violations of Declaration, By-Laws or Community Rules shall be the responsibility of the owner. The owner is also responsible for all attorney fees incurred by the Association

1/15/02 Approved by action of the Board of Directors