



## PRRHOA

[www.prrhoa.org](http://www.prrhoa.org)

COVENANT AND BYLAWS  
ENFORCEMENT POLICY WITH  
SCHEDULE OF FINES & PENALTIES

## Point Richmond Ridge Homeowners Association

13607 12th Ave NW  
BOX 12  
Gig Harbor, WA 98332

**This policy replaces and supersedes the previous Schedule of Fees.**

1. Late payment of dues (Ref: Bylaws Paragraph 7.11.1)
  - a. Members have 30 days from the dues invoice date in which to pay their dues. In the event that a Member fails to pay association dues within those 30 days, the following schedule of penalty fees shall apply.
  - b. For the first 30 days or portion thereof that the dues are unpaid: \$25 fee
  - c. For each succeeding 30 days or portion thereof that the dues are unpaid: \$25 fee
  
2. Failure to comply with Maintenance and Protective Covenants and/or Bylaws Paragraphs 7.1, 7.2, 7.4, 7.5, 7.8, and 7.9 (Ref: Bylaws paragraph 7.11.2)
  - a. Following the receipt of a formal violation notice from the ACC, if a member fails to meet compliance as per the terms of the violation notice, the following schedule of fees shall apply.
  - b. \$125.00 - For the first 30-day period or portion thereof.
  - c. \$250.00 - For the second 30-day period or portion thereof, in addition to the \$125 fee already levied.
  - d. \$500.00 - For the third 30-day period or portion thereof, in addition to the \$375 in fees already levied.
  - e. After the balance due reaches \$875, interest on the balance due will continue to accrue at a compounded rate of one percent (1%) per month until the balance, including interest, is paid.
  
3. Failure to Comply with Bylaws Paragraphs 7.3, 7.7, and 7.10 (Ref: Bylaws paragraph 7.11.3)
  - a. If a member is in violation of Bylaws paragraphs 7.3 (Common Areas), 7.7 (Fireworks), or 7.10 (Noise) the following schedule of fees shall apply.
  - b. An immediate fine of twenty-five dollars (\$25.00) will be levied for each violation.
  
4. Collection of Outstanding Balances (Ref: Bylaws paragraph 7.11.4)
  - a. If the total balance due for dues, fees, and fines exceeds one thousand dollars (\$1,000.00), the matter may be referred to our legal representatives for collection. A lien may be placed against the Member's home for the balance due plus all fees, legal costs, and other expenses incurred in collection of the balance due.
  - b. The association will diligently pursue all legal means to collect the lien, up to and including foreclosure within the six (6) year statute of limitations defined by law.
  - c. The HOA's interests will be deemed satisfied upon payment of the complete balance due, including all fines, fees, and collection costs.
  
5. Appeal of Fines and Penalties (Ref: Bylaws paragraphs 7.6 and 7.12)
  - a. A Member receiving a violation notice and fine or penalty may appeal the fine or penalty by notifying the Board in writing of their appeal.
  - b. Members have the right to present their appeal at a hearing. As defined in the Hearing Policy.
  - c. The Hearing Policy and procedures will be provided to the Member on request to HOA Community Solutions. The Hearing Policy is also available on the PRRHOA.org website under "Documents"

Adopted by the Board of Directors: 14 April 2021,  , President, PRRHOA