

CROFTON HILLS HOMEOWNERS' ASSOCIATION

Animals [w/ Violation Fines]

I. Authority

The presence of animals in the neighborhood is governed by the Declaration of Covenants, Conditions and Restrictions ("Covenants") and may be regulated consistent with Covenants and the Homeowners' Association Act, Chapter 64.38 Revised Code of Washington. Article 7.25 of the Crofton Hills' CC&Rs provides that animals may not be kept, bred, or maintained for any commercial purpose. The Covenants are intended to enhance and protect the value, desirability, and attractiveness of the neighborhood.

II. Excessive Noise

Repeated and/or regular excessive barking by a homeowner's dog(s) may be considered to be reasonably objectionable by neighbors. Dog owners are required to take all necessary steps to limit excessive noise generated by their pets, especially between the hours of 10 P.M. and 8 A.M. Failure of a homeowner to comply may result in the imposition of fines listed in Section VII.

III. Leashes

Consistent with King County ordinances, within Crofton Hills, all dogs must be leashed while not on the owner's property. It is the responsibility of each homeowner to ensure that their dog does not run free within Crofton Hills. Unleashed dogs will be reported to the Humane Society and their owners may be fined as listed in Section VII.

IV. Scooping

It is the responsibility of each Crofton Hills' homeowner to properly dispose of the fecal waste generated by their dog.

1. While the dog is on the homeowner's property, the homeowner must collect and dispose of any fecal waste generated by the dog in a timely manner so that neither the aroma nor the appearance is offensive to other Crofton Hills' residents.

2. While the dog is off of the homeowner's property and within the Crofton Hills residential area, the homeowner is responsible for the immediate clean up of their dog's fecal droppings. To that end, each homeowner will carry with them, some type of device (plastic bags, pooper-scooper, shovel, etc.) for cleaning up after their dog. Leaving the site of the dropping without collecting the

fecal matter is a violation of this rule whether on another homeowner's property, park, common area, or on a Crofton Hills sidewalk.

3. Failure to comply with Subsection A or B of the Section is a violation of the rule and the homeowner may be fined as listed in Section VII.

V. Overly Aggressive Animals

Homeowners shall control their animals for the safety of the HOA community. Overly aggressive animals that snarl, bark, growl, strike, charge, nip or otherwise demonstrate behaviors that would cause a reasonable person to fear for his or her safety are not compatible with the close confines of the HOA community. If such animal escapes control of the homeowner or the homeowner's lot and causes damage, injury, causes a reasonable person to fear for his or her safety, the fines may be imposed as listed in Section VII. Upon the third offence under this section, the animal(s) shall no longer be permitted within the Association community.

VI. Infractions

A. Once an excessive noise, leash, scooping, or aggressive animal violation has been reported, the violating homeowner will be notified in writing, and, if not corrected in a timely manner, fines may be assessed according to Section VII.

B. At the Board's discretion, legal action may be taken against the violating homeowner at any point once a violation has been confirmed. Additional fines may continue to be assessed while the legal action is in process if the homeowner continues to violate the rule. All legal expenses associated with the enforcement of this Rule and Regulation may be assigned to the violating homeowner.

C. The opportunity to appeal the Board's decision is available under the Rules and Regulations on "Appeal Process".

VII. Schedule of Fines

A. Failure of a homeowner to comply in any regard with the letter, spirit and requirements of these Rules may result in the imposition of fines pursuant to this Section.

B. Fines for excessive noise, leash, or scoop violations may be imposed at the following rates:

1. First Offense – Written Warning only (when homeowner corrects violation immediately).

2. Second Offense - \$25

3. Third Offense - \$50

4. Fourth and all Subsequent Offenses - \$100

C. Fines for overly aggressive animals, under Section V, may be imposed, in the following amounts.

1. First Offence – Written Warning.

2. Second Offense - \$500.00.

3. Third Offense – Removal from HOS Community.

VIII. Collection of Fines

The Association will bill the offending homeowner the applicable fines at such time and for such periods as the Association considers reasonable. All fines imposed by the Association upon an owner or owners which remain unpaid for 60 days shall constitute a lien on the Lot and all its improvements, and may be handled and foreclosed upon in the same fashion as if it were a lien for unpaid assessments under the Association's CC&Rs and the laws of the State of Washington. The Association may file a formal lien with the county in order to further protect its interests regarding the unpaid fine(s). Such a claim of lien may be filed at any time at least fifteen (15) days following delivery of a written notice to the violating homeowner of the existence of the default for failure to pay fines and demand for immediate payment. The amount of the lien shall include interest, and all costs and expenses, including attorneys' fees, incurred by the Association in the collection of such unpaid fine(s).

IX. Rule Enforceability

A. Effective Date. This regulation shall become effective 60 days after being adopted and enacted by the Board.

B. Enforceability. If any portion of this regulation is determined to be legally unenforceable, it shall not negate the enforceability of the remaining portions of the regulation.

ADOPTED AND ENACTED BY THE BOARD – January 30, 2009.