

HOME OWNERS ASSOCIATION  
OAKBROOK 7<sup>th</sup> ADDITION

**Proposal**

CCR Violation Damages

All homeowners living in the confines of the Oakbrook 7<sup>th</sup> Addition are members of the homeowners association as per the Article V of the Articles of Incorporation. As such all homeowners in the 7<sup>th</sup> Addition must comply with all CCRs as listed in the “General Protective Covenants” agreed to by the HOA and recorded with Pierce County on 2 December 1977.

The following is a proposed chart outlining the steps taken for violations of the HOA CCRs:

1<sup>st</sup> notification: A return receipt letter will be sent to the homeowner outlining the CCR in violation and possible future steps the HOA board may take. This letter stipulates the Section in violation and a notice of 30 days to correct the violation. Homeowner may reply in writing with a request for extension to the 30 days.

2<sup>nd</sup> notification: A return receipt letter will be sent to the homeowner outlining that they have failed to comply and are still in violation of the specified CCR and that a fine has been levied on the homeowner in the amount of \$50 and there will be a late penalty of \$10 per month for 6 months.

If after 6 months have passed and the homeowner has not corrected the violation and has not paid the fine, the HOA Board will file a small claim against the homeowner. The claim will be for any unpaid fines as well as any unpaid dues for the previous five years as well as court costs specified by Pierce County Court.

This proposal was approved by the board in Nov 2024, advertised in newsletters and on social media, to be voted on by the homeowners at the General Membership Meeting in Jan 2025 and implemented on 1 Jan 2026.