

Resolution 2016
Pinecrest Village Homeowners Association
Walla Walla, WA

March 16, 2016

The following Resolutions were passed by the Board of Directors at a meeting held on this date. These Resolutions are effective for the operating year 2016, and are to be distributed to each member of the Pinecrest Village Homeowners Association.

RESOLUTIONS

BE IT UNDERSTOOD AND RESOLVED that as of this date there are no Village HOA members who are delinquent in regards to their annual assessment.

BE IT FURTHER RESOLVED that to support the 2016 Annual Operating Budget, which was unanimously approved by the Board of Directors at a meeting held on this date, and which is attached and made a part of these resolutions, all owners of Living Units will be assessed an amount of \$400 per year for each Living Unit during the calendar year of 2016. Pinecrest Village Incorporated will continue not to be assessed for any undeveloped lots still under their ownership. Other undeveloped lots will be assessed at 60%.

BE IT FURTHER RESOLVED that assessments for the operating year 2016 are due and payable to The Village HOA, c/o the Association Treasurer, by April 30, 2016. Assessments received after April 30, 2016 will be considered delinquent and subject to a late penalty charge of \$25.00, as set forth in the following two paragraphs of this Resolution which has been properly adopted by the Association's Board of Directors to ensure that the delinquent assessment and penalty charge is properly brought to the owner's attention.

BE IT FURTHER RESOLVED that, if, during the calendar year 2016, an Association member does become delinquent, the Association will give notice to that owner that if the assessment, and late penalty fee is not paid in full in 30 days, the Association may exercise the rights granted to it in Article VIII of the Restated Declarations to assess a lien against the lot or unit of the delinquent owner pursuant to Washington State Law RCW 64.32.200 and if said assessment, and late penalty fee shall thereafter remain unpaid, the Association shall be authorized to take each and every legal step necessary under said State Law to foreclose against the lot and/or living unit owned by the owner for purposes of collecting the assessment.

BE IT FURTHER RESOLVED that from the time any lien is filed against an owner, the unpaid assessment, plus the late penalty fee, shall bear interest at the rate of one percent per month pursuant to the authority of Article VIII of the Restated Declarations and said Association shall be entitled to collect said interest, additional costs and attorney fees as part of the full assessment owed by the owner.