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When recorded return to:

Recording Secretary
Forest Hills 4th Addition
Homeowners Association
1606 W. Gail Jean Lane
Spokane, WA 99218

Document Title:

<u>Amendments and Attachments to the</u>
<u>Forest Hills Fourth Addition Homeowners Association Bylaws</u>
<u>Article 5.1 through 5.1.5, Article 5.2 and CC&R Enforcement Procedures</u>

Related Documents:

<u>#5131164</u> &#5861054
<u>Revised Declaration of Covenants for Forest Hills 4th Addition,</u>
recorded on 10/05/2004

Grantor:
All Members of Forest Hills 4th Addition Homeowners Association

Grantee:
General Public

Legal Description:

Located in the NE ¼ of Section 13 Township 26N Range 42 E. W. M.
In the recorded Final Plat of Forest Hills Fourth Addition, dated 12/27/2004

Parcel Number 26131.97107

Forest Hills
4th Addition Home Owners Association
www.foresthills4hoa.com

AMENDMENTS AND ATTACHMENTS

TO

FOREST HILLS FOURTH ADDITION HOMEOWNERS' ASSOCIATION BYLAWS
(Adopted November 9, 2008)

Article 5.1 through 5.1.5
(Adopted January 4, 2009)

Article 5.2
(Adopted January 4, 2009)

And

CC&R Enforcement Procedures
(Revised August 3, 2009)

FIRST AMENDMENT
TO THE
FOREST HILLS 4TH ADDITION
HOMEOWNERS' ASSOCIATION
BYLAWS
(Article 5.1 through Article 5.1.5)

Effective this ____ day of _January_ , 2009, the members of the Forest Hills 4th
Addition Homeowners' Association voted to amend Article 5, DISCIPLINE OF MEMBERS;
SUSPENSION OF RIGHTS to read as follows:

  5.1 ENFORCEMENT OF ASSESSMENT OBLIGATIONS. Any Assessment
installment, whether pertaining to annual, special or default Assessments, which is not paid
within thirty (30) days of its due date, shall be delinquent. In the event that an Assessment
installment becomes delinquent, the Association, in its sole discretion, may take any or all of the
following actions:

  5.1.1 Assess a late charge of $10 per month per delinquency;

  5.1.2 Assess an interest charge from the date of delinquency at the rate per
annum of two pints above the prime rate charged by the Association's bank, or such other rate as
shall have been established by the Board of Directors;

  5.1.3 Suspend the voting rights of the Owner during any period of delinquency;

  5.1.4 Bring an action at law against any Owner personally obligated to pay the
delinquent installments;

  5.1.5 File a statement of lien with respect of the Lot, and foreclose as set forth in
more detail below:

FOREST HILLS 4TH ADDITION HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS

_____ _____
Raja Tanas, President   Jim Wakefield, Vice President

_____ _____
Debbi Milligan, Secretary   Sean Hoagland, Treasurer
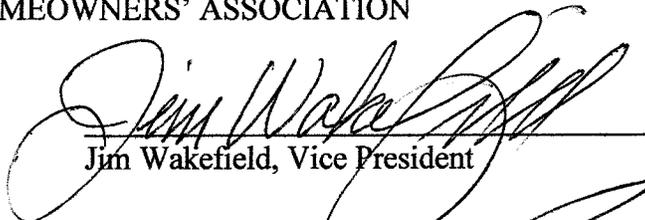
_____
Stephen Winterer, Architectural Committee Chairman

AMENDMENT
TO THE
FOREST HILLS 4TH ADDITION
HOMEOWNERS' ASSOCIATION
BYLAWS
(Article 5.2)

Effective this ___4th___ day of ___January___ , 2009, the members of the Forest Hills 4th Addition Homeowners' Association voted to amend Article 5, DISCIPLINE OF MEMBERS; SUSPENSION OF RIGHTS to read as follows:

       5.2 DELINQUENCIES. All dues, assessments, and other charges unpaid for a period of thirty (30) days after they are due, except as noted in Section 5.1 above, shall remove a member from good standing and the entity's name and delinquency status may be published by the Association in its communications. A delinquent member shall be automatically suspended from all rights and privileges of membership. Such suspension shall not relieve the member from the obligation to pay all delinquencies when due or which may thereafter become due during the period of suspension.

FOREST HILLS 4TH ADDITION HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS

_____   _____
Raja Tanas, President   Jim Wakefield, Vice President

_____   _____
Debbi Milligan, Secretary   Sean Hoagland, Treasurer

_____
Stephen Winterer, Architectural Committee Chairman

Forest Hills
4th Addition Home Owners Association

www.foresthills4hoa.com

CC&R Enforcement Procedure: The following steps will be taken in the enforcement process:

If you are in violation of any covenant you will receive a courtesy notice of violation in the mail. If you correct the violation within the time specified in the courtesy notice, the issue will be considered resolved, and you will receive a violation corrected letter.

If you fail to correct the violation within the time allowed, you will receive a Final notice of violation letter with a stated time period to correct the violation. If you fail to correct the violation within the stated time period, you will receive an initial notice of fine. Repeat violations will not receive courtesy letters prior to the fine. The schedule of fines is as follows:
- First month of non-compliance after notice $100.00
- Second month of continued
  Non-compliance $150.00

- each month of continued
  Non-compliance thereafter $150.00

If you dispute the fine, you will have seven (7) days in which to request a hearing. If you fail to do so, your right to dispute the fine will be deemed waived and the fine will be final and the next level of fine will be imposed along with a time period to correct the violation. Additional fines shall be levied until the violation is corrected. If you request a hearing, the violation and fine will be determined at a hearing of Board representatives, and their decision shall be final.

Unpaid fines will be sent to an attorney for collection. Said collection will also result in attorney fees and costs being charged to you. Hearings are available on an as needed basis. Please see the website: www.foresthills4hoa.com , "Procedure for Requesting a Hearing" for more information.

It is not the intent of the Board to become an enforcement agency submitting fines for every violation. However, it is the intent of the Board to see that the CC&Rs along with Architectural Committee Rules are followed in a reasonable manner.

Revised 8/3/09
File: \forms\CC&R enforcement procedure