



Loomis Trail Homeowner's Association

PO Box 2938

Ferndale WA 98248

July 20, 2007

To Members of Loomis Trail Homeowner's Association;

From time to time a property owner in The Greens at Loomis Trail may violate one or more of the terms contained in the Homeowner's Association's CC&R's and By-Laws. This may be done unknowingly and, for this reason, these documents are provided for each homeowner. If you do not have a copy of these documents they can be downloaded from the community's web-page. This was posted in the last newsletter and is <http://groups.google.com/group/LoomisTrailHOA>. **Compliance with these documents is required by all property owners and will promote a beautiful and desirable community.** The Homeowner's Association Board of Directors have primary responsibility to maintain and enforce compliance with the covenants, conditions and restrictions contained in the Governing Documents (sec. 13.2) In the event that simple notification regarding the violation is insufficient, fines may be levied as outlined in section 7.6 of the By-Laws. As a Board we are required to supply each property owner with a Schedule of Fines. You are receiving a copy of these for your records. When fines are imposed, they must be paid and the noncompliance issue(s) must be corrected. Failure to do so will result in legal action.

It is not the intention of The Homeowner's Association Board of Directors to act in an unreasonable manner. **Fines are administered only when an impasse between a noncompliant homeowner and the Board has developed. It is the duty of the Board of Directors to respond to neighbor complaints and to insure that violations of the governing documents are corrected in a timely manner.**

We all want to live in a desirable community and we, the Board, feel that imposing these fines and enforcing our By-Laws and CC&R's will benefit everyone living in The Greens at Loomis Trail and will, in the long term, help to the beautify our neighborhood.

Sincerely,

The Greens at Loomis Trail Board of Directors