

Date: August 10, 2006

RE: Fine Schedule for ACC Violations

Dear Board:

The ACC requests that the WHOA Board adopt the following schedule of fines specific to ACC violations. The current covenant violation letter and fine schedule is not aggressive or strong enough to prevent the costly problems that occur when a homeowner begins an improvement project without ACC approval. The proposed Fine Schedule will allow some judgment to be exercised regarding the nature of the improvement project violation and the amount of the fine imposed.

The ACC recommendation is as follows:

Project commencement without required ACC approval

- Maximum \$100.00
- No less than \$50.00

Project completion without required ACC approval

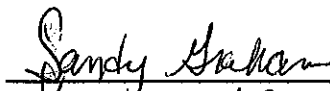


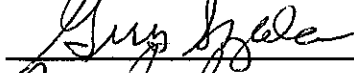

- Maximum \$200.00
- No less than \$100.00

Each month that a project remains in violation after initial fine imposition

- Maximum \$300.00
- No less than \$150.00

An agenda item for the August 16 meeting is requested. The ACC requests that the WHOA Board consider and vote on the recommendation as stated above.

The above has unanimously been approved by the ACC Committee:

	Sandy Graham, Co-chair
	Donna Clark, Co-chair
	Ed Dean
	Gus Szala
	Bruce Tonilas