

**BOARD OF DIRECTORS FOR THE DARBY ESTATES CONDOMINIUM ASSOCIATION**  
**RESOLUTION 2011 – 01: DUE PROCESS/FINE SCHEDULE POLICY**

**WHEREAS**, Article 3, Section 3.1 of the Bylaws; Article 10, Section 10.4 of the Darby Estates Condominium Declaration; and RCW 64.34.304(j) of the Washington Condominium Act authorize the Board to adopt and amend rules and regulations and to impose reasonable user fees against owners/tenants so long as there is no conflict with the Condominium Instruments; and

**WHEREAS**, the Board of Directors recognizes the necessity of establishing fees and procedures to enforce fee collection for the association, to protect community harmony by providing guidelines and a procedure to address conditions that disrupt that harmony,

**BE IT RESOLVED THAT** the due process and fee enforcement procedures will be as follows:

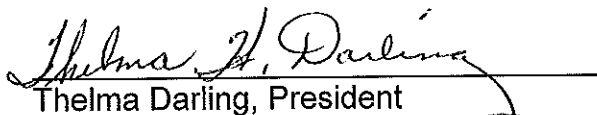
1. The Board of Directors, and the Management Company as directed by the Board, is authorized to enforce and apply certain fees to each unit. i.e.; Violation Fines.
2. Violations will be handled in the following manner:
  - a. First notice of violation will result in a warning letter. You will have ten days from the date within the letter to correct the violation or dispute the alleged violation.
  - b. Second notice of violation due to failure to comply with the guidelines set forth in the rules for Darby Estates will result in a fine of \$50.00 chargeable to your unit. Again, you have 10 days from the date of the letter to dispute the violation.
  - c. Third notice of violation due to failure to comply with the guidelines set forth in the rules for Darby Estates will result in a fine of \$75.00 chargeable to your unit. Again, you have 10 days from the date of the letter to dispute the violation.
  - d. Fourth notice of violation due to failure to comply with the guidelines set forth in the rules for Darby Estates will result in a fine of \$100.00 chargeable to your unit. Again, you have 10 days from the date of the letter to dispute the violation.
  - e. All subsequent notices for failure to comply with the rules will result in a fine in the amount of \$100.00 daily until the violation is corrected.
3. Unit owners who lease their units must provide proof to the office that tenants have received a copy of this resolution.

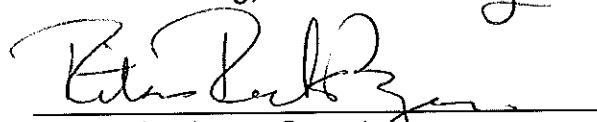
If you would like to appeal a warning or a fine, please send all correspondence to CDC Management Services, LLC, 11211 Slater Avenue NE, Ste. 200, Kirkland, WA 98033.

This Resolution and process will supersede any current fine policies.

**ATTESTED** that this resolution was approved by the Board of Directors on March 30, 2011:

DARBY ESTATES CONDOMINIUM ASSOCIATION,  
A WASHINGTON NONPROFIT CORPORATION,

By:   
Thelma Darling, President

By:   
Rita Rukashaza, Secretary