

**THE KLAHANIE HOMEOWNERS ASSOCIATION
POLICY RESOLUTION #2019.11.5**

SHORT TERM HOME RENTAL FINE ENFORCEMENT

AUTHORITY:

Article 3.8, Covenants, Conditions, and Restrictions – Rules & Regulations.

Section 4.11, Rules & Regulations – Rental Properties.

Section 7.0, Rules and Regulations “Fines”.

PURPOSE:

To discourage the short-term rental of homes and condominiums (less than 30 days) within Klahanie neighborhoods, the Board finds it necessary to implement a separate fine schedule and enforcement system which complies with all due process requirements.

RESOLUTION:

To define when fines will be assessed for short term rentals and the rights for those receiving a violation notice for non-compliance, the Board resolves that the following compliance policies and procedures are hereby adopted:

1. Penalties and Fines:

- a) A homeowner shall be fined for leasing out a house daily or for any period less than 30 days in accordance with Section 4.11 of the Rules & Regulations – Rental Properties.
- b) Advertisement of a house or condo in Klahanie or leasing of the property, for a period of less than 30 days, is considered a short-term rental and has a fine of \$1,000 per week from when violation notification is given to owner until the office has confirmation that the property is no longer rented or advertised on a short-term basis.
- c) When an issue of noncompliance is identified, the registered owner of the property will be sent a violation notice letter describing the violation and accompanied by a color photo of the property.

2. Due Process / Appeal Procedure:

The following procedures allow members of the Fine Committee and the Board of Directors to review issues and evidence of a challenged violation(s) and to consider appropriate action(s), if any.

- a) If any Owner feels that the enforcement of a fine for rental property has been issued in error or without justification, he/she has the right to appeal to the Fine Committee and then to the Board of Directors.
- b) After receiving a violation notice, if the owner does not contact the office, they will be sent a fine invite and given an opportunity to explain the matter in a hearing of their peers. The fine committee will then render a decision.

President's and Secretary's Certification: The undersigned, respectively being the President and Secretary of the Klahanie Association, a Washington nonprofit corporation, certify that the foregoing Policy Resolution was approved and adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors of the Association on October 29, 2019, and in witness thereof, the undersigned have submitted their names.

By: Chris Humberson, President
Chris Humberson, President

By: _____
Sarah Lanis, Secretary