

SUN RANCH OWNERS' ASSOCIATION
Resolution of the Board of Directors — Fee and Fine Schedule
RESOLUTION NO. 2026-18

Adopted: _____, 2026

WHEREAS, the Association is a nonprofit corporation organized under the laws of the State of Washington, governed by its 1997 Bylaws and by the 1970 Restatement of Declaration of Covenants, Conditions, and Restrictions (the "CCRs") applicable to the Sun Ranch subdivision, Okanogan County, Washington;

WHEREAS, Bylaws Article VIII authorizes the Board of Directors to fix by resolution the amount of the annual assessment levied against each lot, within the range established by Article VIII, Section 2 (\$12.00 to \$24.00 per lot), and CCR Section VII(d)(i) authorizes the Association to levy uniform annual charges to cover its actual and estimated costs and expenses;

WHEREAS, the Association's current annual assessment of \$137.00 per lot is above the \$12.00–\$24.00 range stated in Bylaws Article VIII, Section 2; CCR Section VII(d)(i) of the Association's recorded Covenants provides that the annual charge "shall not be increased or decreased without a 60% vote of the Board of Directors"; and the approved minutes of the May 13, 2023 Board meeting record that, with all five directors present, a motion to raise the dues by \$17.00 was seconded and approved by all, bringing the annual assessment to its current \$137.00 per lot;

WHEREAS, Bylaws Article IV, Section 2 establishes a \$25.00 membership transfer fee, and Bylaws Article VIII, Sections 3–6 and CCR Section XI(a)–(c) establish the Association's authority to charge interest, collection costs, and attorneys' fees on delinquent accounts and to record and enforce liens;

WHEREAS, CCR Section V authorizes the Board to approve or disapprove changes to property within the Subdivision, and CCR Section XI authorizes the Association to enforce the covenants, conditions, and restrictions through injunction and cost-recovery liens, and, in appropriate cases, a court may award punitive damages; CCR Section XI does not itself authorize the Board to impose administrative monetary fines, which instead rest on the Board's general rulemaking authority described below;

WHEREAS, Bylaws Article VI, Section 1(b) authorizes the Board of Directors to conduct, manage, and control the affairs of the Association and to make such rules and regulations as it deems best, not inconsistent with law, the articles of incorporation, or the Bylaws;

WHEREAS, the Board has separately adopted a Dues Collection Policy and Procedure describing the Association's escalating remedies for delinquent assessments — a statutory notice of delinquency, then lien recording, collections agency referral, and/or small claims court as the Board determines for each account, and lien foreclosure — and wishes to cross-reference that Policy from this Schedule rather than restate its procedural detail here;

WHEREAS, the Board has reviewed and wishes to formally adopt a consolidated Fee and Fine Schedule, setting out the Association's assessments, administrative and transaction fees, and a violation fine schedule, so that fees and fines are applied consistently and are available to the membership in a single reference document;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of Sun Ranch Owners' Association hereby resolves as follows:

1. **Adoption.** The Fee and Fine Schedule attached as Exhibit A is hereby adopted and shall govern the assessments, fees, and fines charged by the Association, effective as of the date of this Resolution, except that (a) each fine or enforcement fee in the Schedule takes effect as provided in the Board policy that implements it, and (b) Section 7 of the Schedule (Shower House RV Waste Disposal Enforcement) is not adopted by this Resolution and takes effect only if and when the Board adopts Resolution No. 2026-21.

2. **Assessments.** The annual assessment remains \$137.00 per lot, as set by the Board's vote at its May 13, 2023 meeting under CCR Section VII(d)(i). The Secretary shall keep a copy of the approved May 13, 2023 minutes with this Resolution in the Association's official records. This Resolution does not change the assessment; any future change to the annual charge requires the 60% Board vote specified in CCR Section VII(d)(i).

3. **Fees.** The administrative and transaction fees, including the \$25.00 membership transfer fee and cost-recovery charges for collections and cure of violations, are hereby confirmed as currently authorized under the Bylaws and CCRs. The \$10.00 Notice of Delinquency administrative fee in Section 1 of the Schedule is adopted under the Board's rulemaking authority, within the limit set by RCW 64.38.100(1)(b)(ii)(B), and applies to notices mailed on or after the date of this Resolution.

4. **Fines.** The fines and enforcement fees in the Schedule are adopted as stated, effective as provided in Section 1 of this Resolution. Before any fine is assessed, the owner shall receive written notice, a reasonable cure period, and an opportunity to be heard by the Board, and the owner may appeal as provided in the applicable policy under the Board Decision Appeals Policy and Procedure (Resolution No. 2026-10). All unpaid fines and cost-recovery expenses shall constitute a personal debt of the owner and a lien against the property, collectible in the same manner as annual assessments.

5. **Gate Installation Fines.** Fines specific to unauthorized roadway gate installations are governed by the Gate Policy and its accompanying Board Resolution.

6. **Delinquent Assessment Collection.** Collection of delinquent assessments — including the statutory notice of delinquency, the Board's choice among lien recording, collections agency referral, and small claims court action for each account, lien foreclosure, and the applicable statutory prerequisites and timelines for each — is governed by the Dues Collection Policy and Procedure and its accompanying Board Resolution. This Schedule states only the resulting dollar amounts and fee items; the Dues Collection Policy and Procedure controls the process and sequencing. The Late Payment Fee and Monthly Escalation Fee, Section 1, were adopted by Resolution No. 2026-15 and are effective beginning with the 2027 assessment year.

7. **Notice to Membership.** As a matter of Board practice, and not as a requirement of Bylaws Article IX, Section 7 (which governs inspection of the Bylaws), the Secretary shall provide written notice of this Resolution and the Fee and Fine Schedule to the membership and shall make the Schedule available for inspection at the Association's principal office.

8. **Severability.** If any provision of the Fee and Fine Schedule is later determined to be unenforceable or inconsistent with the Bylaws or CCRs, the remaining provisions shall continue in full force and effect.

ADOPTED by the Board of Directors of Sun Ranch Owners' Association on the date first written above.

President, Sun Ranch Owners' Association — Date: _____

Secretary, Sun Ranch Owners' Association (Attest) — Date: _____