

NOTICE OF COVENANT VIOLATION

Unauthorized Gate Installation

Sent Via: Certified Mail (Return Receipt Requested) & First-Class Mail

To Property Owner(s): _____

Sun Ranch Lot Number(s): _____ Plat Division: _____

Mailing Address: _____

1. Notice of Violation

The Sun Ranch Owners' Association (SROA) has detected an unapproved gate installed across the roadway or easement serving or adjacent to your property. Pursuant to Section V(a) of the Sun Ranch Covenants, no material changes to the property may be made without prior written Board approval. Roadways must remain unobstructed to guarantee access for neighboring lots, utilities, emergency services, and winter snow-plowing operations.

2. Assessment of Fines

Because this gate was installed without proper review and formal written approval, the following actions and fines have been applied to your account:

- **Initial Unauthorized Installation Fine:** An immediate fine of \$500.00 has been levied.
- **Recurring Monthly Non-Compliance Fine:** An additional fine of \$50.00 will be charged every 30 days until your gate is formally approved or completely removed.

3. Required Actions for Compliance

To resolve this violation, you must complete one of the following actions within fourteen (14) calendar days of this notice:

- **Option A — Apply for Retroactive Approval:** Submit a complete SROA Gate Application along with signed, notarized approval forms from 100% of affected neighboring landowners.
- **Option B — Remove the Gate:** Completely remove the gate structure from the easement within 14 calendar days and notify the Board in writing.

4. Legal Consequences

Failure to respond within 30 days triggers removal under Section XI(c) at your expense. Unpaid balances constitute a personal debt and will become a recorded lien against your property, enforceable by foreclosure under Washington State law. The lien will be filed with the Okanogan County Auditor.