

Trumbull Creek Crossing  
b Cellini Ct  
Lake Oswego, OR 97035



Debbie Pierson, Flathead County MT by VS

202300002023  
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Fees: \$26.00  
2/8/2023 2:59 PM

**TRUMBULL CREEK CROSSING**  
**HOMEOWNER ASSOCIATION**

**FINE, FEE & INTEREST RESOLUTION**

WHEREAS, Article V of the Trumbull Creek Crossing Homeowner Association ("Association") Declaration of Covenants, Conditions and Restrictions grants the Board of Directors ("Board") the authority necessary for the administration of the affairs of Trumbull Creek Crossing Homeowner Association and states that the Board may take all actions, except those that the law or the governing documents prohibit the Board from doing;

WHEREAS, violation of the Declaration of Covenants, Conditions and Restrictions, Bylaws or adopted Rules & Regulations of the Association create additional expenses for the Association;

WHEREAS, Section 5.6.3 of the Declaration of Covenants, Conditions and Restrictions allow the Association to charge fines, fees and interest for violations of the governing documents of the Association;

NOW, THEREFORE, BE IT RESOLVED The Board adopts the attached Trumbull Creek Crossing Homeowners Association Community Rules and Guidelines Version 1.0 and the following fine, fee and interest schedule for the Association:

**1.0 Fine, Fee and Interest Schedule.** Pertaining to violation of the Declaration, Bylaws, Rules and Regulations and all adopted Resolutions of the Association:

First Notice	Homeowner has thirty (30) days to abate the issue.	No Fine or Fee.
Second Notice	Homeowner has fifteen (15) days to abate the issue	\$100 Fine assessed to homeowner, \$10 each day thereafter until issue is abated.
Third Notice	Homeowner has fifteen (15) days to abate the issue	\$200 Fine assessed to homeowner, \$20 each day thereafter until issue is abated.
Final Notice	If the homeowner has not abated the issue to the satisfaction of the Board of Directors within sixty (60) days	\$500 Fine assessed to the homeowner. \$50 each day thereafter until issue is abated. Board of Directors (per the CC&R's) may utilize their "Right to Enter" and abate the issue AT THE COST OF THE HOMEOWNER.



The Board of Directors may at their discretion approve tabling or dismissing a fine if the homeowner is making a good faith effort to abate the violation or if a condition exists that is preventing the violation from being abated.

IN WITNESS WHEREOF, the undersigned President of Trumbull Creek Crossing Homeowners Association has hereunder set his hand this 31<sup>st</sup> day of January, 2023, acknowledging the provisions of the Fine Fee and Interest resolution for Trumbull Creek Crossing.

TRUMBULL CREEK CROSSING, LLC,

A Montana limited liability company,

Michael W. Anders

By: Michael W. Anders

Title: President

STATE OF WASHINGTON)

) ss.

County of CLARK)

This instrument was acknowledged before me on January 31<sup>st</sup>, 2023, by Michael W. Anders for Trumbull Creek Crossing, LLC, the President of Trumbull Creek Crossing Homeowners Association.

Marci Ann Buck

NOTARY PUBLIC FOR WASHINGTON

My Commission Expires: July 3, 2024

