



Shelley Lake Estates Homeowners' Association  
P.O. Box 1872, Veradale, WA 99037  
[www.shelleylake.org](http://www.shelleylake.org)

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July 1, 2008

Dear Shelley Lake Homeowner:

In the September 2007 newsletter, the Board decided to explore the usage of fines to address issues with residents that have decided not to honor their agreement to follow the Covenants, Conditions, and Restrictions (CC&R's) as a condition of purchasing a home in Shelley Lake Estates. As such, the Board has elected to implement fines to help correct these situations.

At the March 3, 2008 Board of Directors meeting, a motion was passed that defined \$25 per day as a fixed rate for any CC&R violations. Homeowners found to be in violation of a CC&R article will be given a friendly 1<sup>st</sup> notice asking for compliance. This may be done by a personal visit, letter, a phone call or an email. If necessary, a 2<sup>nd</sup> notice will be sent via certified mail and regular U.S. mail that will state the violation and the action the Board will take if the homeowner doesn't comply.

Recently, several "No Parking" signs were paid for and placed into service in fire truck turn around areas and within 5<sup>th</sup> addition by Mr. Heitman, Shelley Lake Developer. These signs were installed to adhere to the Spokane Valley fire department requirements.

Due to the seriousness of impeding an emergency vehicle responding to a call, this letter will serve as the final warning regarding illegal parking. The Board of Directors has contracted with Divine's Towing to remove all vehicles that are parked illegally. Effective July 11, 2008, any vehicle parked in the following areas will be towed at owner's expense:

- Vehicles parked in a designated "No Parking" area
- Vehicles parked in front of fire hydrants

Please be respectful of one another to ensure neighborhood courtesy and safety.

Sincerely,

Board of Directors  
SHELLEY LAKE ESTATES HOMEOWNERS' ASSOCIATION