



Caleb's Park Homeowners Association

CALBEB'S PARK HOMEOWNERS ASSOCIATION RULES AND REGULATIONS

In accordance with Article 8 of the Declaration of Covenants, Conditions and Restrictions for Caleb's Park Homeowners Association (the "Association") hereby enacts the following set of Rules and Regulations governing all sections and phases for Caleb's Park, a Plat Community.

I. ASSESSMENTS

There shall be an Annual Assessment, which shall be assessed yearly against each lot in Caleb's Park. This Annual Assessment shall be set by the Board of Directors and shall be modified at the discretion of the Board of Directors, as needed.

II. GENERAL INFORMATION

The Principle Office of the Caleb's Park Homeowner's Association is located at: 5627 88th Ave NE, Marysville, WA 98270-9607.

Board of Directors include:

President – Jessica Singh

Vice President – Tyler Fosheim

Treasurer – Madeline Mejia

Director – Michael Taborek

Director – Njemeh 'Lady' Bah

Secretary – Vacant (responsibilities are distributed equally amongst all other members)

There shall be an Annual Meeting of the Association, such meeting will be set by the Board of Directions allowing 20 days notices to all homeowner.

The Board of Directors has approved that communications can occur electronically (via email), and the Board of Directors requires all Homeowners to provide at least one (1) email address per Lot Owners. The Association has a general email in which the Board of Directors will monitor, CalebsParkHOA@gmail.com. Note, if you prefer paper notifications, please notify the Board of Directors. *See exhibit A.*

If you are unable to attend any meeting set by the Board of Directors when voting or decisions are being considered, you have two options.

Proxies: Members may vote at any meeting of the Association in person or by proxy. A proxy must be in writing and signed by the designated voting member of the Lot and filed with the Board in advance of the meeting. *See exhibit B.*

Absentee Ballot: The Association will send out an Absentee Ballot in which a vote needs to occur without a meeting or if there are not enough attendees to reach a 2/3 (66.66 ~ 67%) vote to pass. *See exhibit C.*



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All communications made by the Board of Directors and from the Board of Directors to Homeowners will be documented in writing (meeting minutes, letters, emails, texts, etc.).

Caleb's Park Homeowners Association will have their own website which will be maintained by the Board of Directors. This website is a place for all Homeowners can find out the latest updates for the Plat Community, submit payments online, submit Architectural Covenant Changes (ACC), etc.

III. BANKING & PAYMENTS

The Association will be banking with Chase Bank. Homeowners can make payments online or by mailing them to the Principle Office of the Association.

HOA dues will remain at forty (40) dollars a month, payments for the year 2021 start on January 15th. Homeowners will have the option to pay these monthly, quarterly or yearly.

Homeowners will be charged a late fee of 15% for any unpaid Assessments which are delinquent for more than fifteen (15) days.

IV. MAINTAINENCE

The Board of Directors has hired Tyler's Lawn Salon who will come bi-weekly year-round tending to all parking strips, common areas, and the bed outside of the retention pond street side. They will start on Friday, June 19,2020.

This is a reminder that all Homeowners are to follow the ordnances outlined in Declaration of Covenants, Conditions and Restrictions with the addition of these:

Homeowners are to maintain a lawn no taller than 6-inches. Homeowners are also responsible for weeding and maintaining appearance of their property including up and around the fence lines.

Homeowners are to bring garbage cans off the street within 48 hours after pick-up.

Homeowners are not to hang outdoor lights, flood lights or anything that shines into neighbors' domains. Hanging additional lights other than what came with the development must be approved by the board, meeting specific requirements.

Homeowners are to maintain the appearance of their property. This means you cannot store any items outside of your house with the exception of the garbage container. Items must be kept inside or hidden behind the fence.

V. PROPERTY RESTRICTIONS & ENFORCEMENT

According to article 5 of our CCR (5.1) no alterations, additions, or deletions to the exterior of any Residence shall be made without the written approval of the board. (If you had work done prior to the establishment of the HOA, you then should have approval from the builder, and you must send the board this letter.) Note, any alterations or additions without removal are subject to fines or removal as determined by the board.

According to article 10 of our CCR the board may enforce all restrictions, conditions, covenants, reservations, hens and charges now or hereafter imposed by the provisions of the declaration, articles of incorporation, the bylaws, any rules and regulations promulgated by the board by any



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proceeding at law or in equity. The board is authorized and empowered to impose fines or other penalties for the infraction of any restrictions, conditions, covenants or reservations set forth in the declaration, bylaws, or rules and regulation. The board has decided a base fine of \$150 per every violation including a 15% accumulated late fee for every 30 days unpaid.

Established on: July 31, 2020