

April 7, 2018

Dear Sky Mountain Homeowners:

The Board is including the following item for discussion at our upcoming annual meeting:

Covenant Compliance - Fining

The Board's covenant compliance powers have historically been exercised through encouraging voluntary actions by homeowners. This has been accomplished through personal contact and at times, communications from the Association's attorney. We fortunately have not had to turn to formal legal action. On the other hand, there have been situations where we have not been able to resolve compliance.

For the benefit of the overall Association, we believe the time has come to strengthen our compliance procedures with a fining system. Though not distinctly set forth in our CC&R's, it is specifically authorized through Washington state law.

A system judiciously developed and conservatively applied will help the Board's abilities to address issues that will benefit our neighborhood and protect its value.

This topic has wide ranging impact. We hope to see you at the meeting.

Kind regards,

Russell Smith
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