

# KLAHANIE

## THE KLAHANIE HOMEOWNERS' ASSOCIATION POLICY RESOLUTION #2023.30.05

Amendment of Certain Rules and Regulations Relating to Rental Properties and Short-Term Rentals

### **AUTHORITY:**

Article 3.8, Covenants, Conditions, and Restrictions - Rules & Regulations

Article 6.3, Covenants, Conditions, and Restrictions – Leasing Restrictions

Section 7.1, Rules and Regulations Fines

Section 4.11, Rules and Regulations - Rental Properties

Section 4.9, Home Business

### **PURPOSE:**

To provide clarity regarding the terms and conditions for rental properties and discourage short-term rentals of homes and condominiums which is defined as less than thirty (30) days. To enforce this, the Board finds it necessary to implement separate fine schedules and enforcement systems which comply with all due process requirements. The Association has modified certain sections in the Rules and Regulations to reflect the responsibilities of the Homeowner to the Association and the community.

### **RESOLUTION:**

To adopt the following requirements for renting a home in Klahanie to others and outlining the additional responsibilities of the Homeowner. This resolution clarifies when fines will be assessed should a violation occur and the rights for those receiving a violation notice. The Board resolves the following compliance policies and procedures are hereby adopted:

#### **4.11. Rental Properties**

- a. To rent a property in Klahanie, a Rental Registration Form is required. This must be submitted prior to the first day of any new lease of the tenant.
- b. It is the Homeowner's responsibility to update the form and keep it current to ensure effective communication between the HOA and the Homeowner.
- c. Landscaping violations of the rental properties, resulting in an Invite to the Fine Committee Meeting to impose a fine, can result in the additional requirement for the Homeowner to provide a professional landscaping service for a minimum of twelve (12) months. The landscaping contract must be submitted to the Association within fourteen (14) days of the issuance of the requirement. Failure to submit a landscaping contract when required could result in an additional fine. This landscaping contract must include the following minimum services and intervals:
  - Mowing as needed to keep the length of the grass at the compliance level
  - Weeding the planting areas, such as flower beds, to maintain a reasonable appearance
  - Moss removal

# KLAHANIE

- Fertilizing lawns a minimum of two (2) times a year – including in the Spring and Fall
- Re-seeding any bare spots in the lawn annually as often as needed
- Pruning shrubs and trees as needed to maintain a reasonable appearance
- Removal of all debris, including leaves in the Fall, as often as needed

## **Short-Term Rental**

- a. A Homeowner shall be fined for leasing their property daily or for any period less than thirty (30) days in accordance with section 6.3 of the Covenants, Conditions, and Restrictions - Leasing Restrictions.
- b. When an issue of non-compliance is identified, the registered Homeowner will be sent a violation letter entailing the identified non-compliance issues.

## **7.1 Fines**

- a. The Board has established a \$500 fine for renting a home in Klahanie without the prior completion and filing of the Rental Registration Form or for violating any of the rules associated with renting the home, including not submitting a landscaping contract within the required time frame. An additional fee of \$20 per day will be imposed until the completed form or landscaping contract is submitted. *(To view the Rules regarding Rental Properties, see 4.11 Rules and Regulations).*
- b. For Short-Term Rentals, the Board has established a fine of \$200 per day from when the violation notification is issued to the Homeowner until the office has confirmation that the property is no longer rented or advertised on a short-term basis.

## **4.9 Home Businesses**

- e. Remove the fifth (5<sup>th</sup>) paragraph referencing a home business given this language does not apply to rental homes.

## **Due Process/ Appeal Procedure:**

The following procedures allow members of the Fine Committee and the Board of Directors to review issues and evidence of a challenged violation(s) and to consider appropriate action(s), if any.

- a. If any Homeowner feels that the enforcement of a fine for rental property has been issued in error and/or without justification, they have the right to appeal to the Fine Committee and then to the Board of Directors.
- b. After receiving a violation notice, if the Homeowner does not contact the office, they will be sent a fine invite and given an opportunity to explain the matter in a hearing of their peers.

President's and Secretary's Certification: The undersigned, respectively being the President and Secretary of the Klahanie Association, a Washington nonprofit corporation, certify that the foregoing Compliance Policy was approved and adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors of the Association on June 27, 2023, and in witness thereof, the undersigned have submitted

# KLAHANIE


their names.

By:

*Don Stephanian*

Don Stephanian (Jun 28, 2023 16:42 PDT)

Don Stephanian, President

By: 

Jennifer Shepherd (Jun 29, 2023 15:39 EDT)

Jennifer Shepherd, Secretary

**KLAHANIE**