

## **Introduction to Rules and Regulations**

### **I. Introduction**

Consistent with Article 10, Section 10.3(k) of Tustin Ranch's CCR's and Chapter 64.38.020 (11) of the Revised Code of Washington, the Tustin Ranch Homeowner's Association (Tustin Ranch) does hereby establish the following Rules and Regulations to become effective on January 1, 2006.

### **II. Purpose**

The purpose of these Rules and Regulations (Rules) is to provide specificity to the CC&Rs and to establish a fine schedule for violations of these Rules.

### **III. Fine Schedules**

Specific fine schedules for the infraction of any Rule shall be contained within that specific Rule.

### **IV. Attorney's Fees and Collection Costs**

Consistent with Article 17, Section 17.7 of Tustin Ranch's CC&Rs, Tustin Ranch shall be entitled to recover attorney fees and costs from the homeowner for actions taken to collect such imposed fines

### **V. Lienability**

Consistent with Article 17, Section 17.8 of Tustin Ranch's CC&Rs, Tustin Ranch shall be entitled to file and foreclose a lien against the homeowner's property for unpaid costs associated with the collection of fines established within these Rules.

### **VI. Rule Enforceability**

If any portion of these Rules is determined to be legally unenforceable, it shall not negate the enforceability of the remaining portions of these Rules.

### **VII. Amendments**

These Rules may be amended from time to time through a majority vote of the Board of Directors and with sixty (60) days notice to the membership.

### **VIII. Appeal**

The opportunity to appeal the Board's decision regarding the imposition of fines under these Rules is available as detailed in Chapter 10 of these Rules.