

Policy No. 1996.17

Date: November 18 Board
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Subject: Building Permits

POLICY:

To adopt the resolution entitled "Building Permits Delinquent Members" and attached to these corporate minutes.

Attachment: Resolutlon

Canceled/Superseded

Date;

By: Policy No.

Building Permits Delinquent Members

Whereas, limited relief from the District 10 Sewer Moratorium is predicted for 1997,

Whereas, there is no current policy on issuing Sudden Valley building permits to delinquent Sudden Valley members in the SVCA Architectural Control Guidelines, current edition,

Whereas, Art. I, Sec. 2. (a) of the SVCA Bylaws defines a member in good standing as one who is current in the payment of all annual dues, assessments, special assessments and any charges associated there with for each lot owned (emphasis added),

Whereas, Art. III, Sec. 1. of the SVCA Bylaws delegates to the SVCA Board all powers to regulate SVCA policy except those specifically reserved to the members or prohibited by Washington State law (see also Art. III, c. Sect. 16.),

Whereas, Art. I, Sec. 2. (c) of the SVCA Bylaws allows for membership privileges to be suspended for the non-payment of annual dues, assessments, special assessments or any charges associated therewith,

Whereas, Art. III, c. Sec. 22. of the SVCA Bylaws empowers the SVCA Board to impose monetary fines and other penalties for violations of the Bylaws after notice and an opportunity to be heard,

Whereas, Art. III, c. Sec. 19 (a) of the SVCA Bylaws states that all accounts are delinquent if payment in full is not received on the date fixed by the SVCA Board.

Now therefore be it resolved:

1. Any and all member(s) delinquent in the payment of annual dues, assessments, special assessments or any other charges associated therewith as of February 1 1997, shall be and hereby is suspended from all membership privileges:
(a) including the ability to submit or have considered, directly or indirectly, plans specifications, and or details for improvements to real property, by the Architectural Control Committee pursuant to its guidelines, current edition;
(b) the ability to obtain an encroachment permit to perform work within SVCA owned roads, rights of way, parks, greenbelts, or common areas (collectively the "common areas"), to connect to public and private utilities such as water, sewer, etc., or to construct either temporary or permanent improvements within such common areas.
2. On a monthly basis, the General Manager will furnish the ACC a current listing of delinquent members, and the ACC is directed to refuse to review any and all plans, specifications and/or details for improvements to real property submitted by delinquent members, directly or indirectly, pursuant to this resolution, and to refrain from issuing any encroachment permits.

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3. Notice of this policy and resolution will be given to members via appropriate publication and any member who feels aggrieved may appeal directly to the Appeals Committee of the SVCA Board.
4. Upon payment in full or other agreed method of cure on the delinquency on each lot owned a member will be returned to the status of a member in good standing and this policy and resolution will be of no effect as long as delinquency does not reoccur on each lot owned.
5. This resolution is effective immediately on adoption.

Policy No. 97-

Date of Enactment

11/18/96

Secretary of the Board

[Signature]

