

August 2, 2022

Dear Homeowners,

By and large, we all visit or live at Twin Creeks Ranch to enjoy the splendor of nature, the fresh mountain air, and to escape from the stress and ugliness that can sometimes be a part of life in busier places. We have a vested interest in keeping Twin Creeks as nice to be as possible, and to that end, your Board of Directors acknowledges that there are a handful of properties that are in violation of covenants governing the safety and appearance of their lots, and agrees that the time has come to deal with them in a more formal manner. This letter is a broad notice to all owners of our intent, and will be followed up with specific letters to owners in violation. We have copied Article 7 of the covenants below for your convenience. The entire document is available at [www.tcrhoa.com](http://www.tcrhoa.com).

### **Covenants Article VII Permitted and Prohibited Uses**

**Section 7.1. General.** *All lots shall be used for private one-family residences with appurtenant garages. Until a permanent home is constructed, the use of a temporary dwelling unit, including tents, trailers, campers and motor homes, is permitted, provided that such temporary dwelling unit complies with all applicable laws for such structure.*

**Section 7.2. Dwelling Quality.** *No homes shall be permitted on any Lot without the prior approval of Okanogan County, or such other governmental entity with jurisdiction. All homes shall contain a minimum of 320 square feet of useable living space, exclusive of decks and porches.*

**Section 7.3. Animals.** *Dogs shall be restrained to the Owner's Lot and shall not be allowed to run at large. Leashed animals are permitted within rights-of-way when accompanied by their Owners. Cattle guards may be installed.*

**Section 7.4. Garbage and Refuse Disposal.** *cuttings shall be deposited on or left on a Lot. Should any Owner fail to remove any trash, rubbish, garbage, yard rakings or other such materials from any Lot or road which were deposited by him within two (2) days following the date on which notice is mailed to him or her by the Association, the Association may have such materials removed and charge the expense of such removal to the Owner in addition to the assessments made upon him or her under the provisions of Article V.*

Nobody wants to drive through the Ranch and see garbage piled up on the side of the road. We're talking obvious trash and garbage here. Everyone knows what that is. With regards to limbs, leaves, and other naturally-occurring organic material that is the result of needed property maintenance and fire abatement, we understand that by and large much of this needs to wait until much cooler weather to deal with. Garbage now, forest and yard debris when fire risk is minimal. Common sense will be exercised.

Along the lines of waste disposal, the Board is aware of violations of County code where people are residing on properties on a full-time basis without the legally required water and septic setups. By law, nobody can live more than 30 days per year on any lot without the said facilities. The Board will be contacting the County to enforce the law with regards to these unsafe and unsanitary conditions.

**Section 7.5. Nuisances.** *No noxious or undesirable thing or noxious or undesirable use shall be permitted or maintained on any Lot. If the Board of Directors of the Association shall determine that a use is noxious or undesirable, such determination shall be conclusive.*

Again, this is a common-sense issue. If an owner has a leaky fuel tank or something that is leeching into the ground, they are going to be asked to clean it up. If there's a building that is half-collapsed and in total disarray and as such is detracting and undesirable, we're going to ask to have it remedied. There may be other obvious things. What constitutes "noxious or undesirable" is the decision of the Board.

**Section 7.6. Natural Drainage.** *The natural drainage of any lot shall not be changed.*

**Section 7.7. Motor Vehicles.** *No Owner shall permit any vehicle which is in an extreme state of disrepair to remain parked upon any Lot or on any road for a period in excess of forty-eight (48) hours.*

If it has, or had at one time, a motor in it, it's a "motor vehicle." Derelict cars, trucks, motorcycles, ATVs, boats, tractors, etc., are easy to identify. We're going to ask for them to be removed or placed out of sight in the owner's garage.

The enforcement of Section 7.4, 7.5 and 7.6 are specifically being addressed by the Board at this time. The following procedure has been unanimously approved by the Board and will be followed for these sections:

1. A notice will be sent via registered mail to the offending property owner, giving them 30 days from receipt of said notice to remedy the situation.
2. If the situation has not been remedied after those 30 days, a ten dollar per day fine will be assessed to the property owner.
3. If the situation has not been remedied after 90 days, the property owner will be turned over to collections. This may result in a lien against the property, and eventual foreclosure. Daily fines will continue to accrue until the situation is remedied.

That said, your Board has a history of working with individual owners in extenuating circumstances. For instance, if an owner in violation can't complete the cleanup within 30 days for some valid reason, a different dated agreement can be reached before fines are instituted. Any such request must be made in writing and any agreement reached will be in writing.

It should be noted that your Board has no interest or general authority to walk through your private property looking for violations, and will not do so. Typically violations are reported by neighbors who have to live next to or drive by the offending lots regularly. If the violation can be seen from the road, the owner is going to be contacted and action taken. If there is rumor or hearsay that some owner "might" have a beat-up junker tucked away deep in his or her forest, that's not something the Board is likely to address. That said, if there is sufficient just cause (for instance, reports that someone has simply hauled their junk out of sight of the road and deeper into their property), the Board can certainly investigate, including contacting local law enforcement.

If you have any concerns, questions, or feedback, please feel free to reach out to the Board. On our website ([www.tcrhoa.com](http://www.tcrhoa.com)), there is a green "Owner Concerns" box at the bottom left. Click it, and you'll go to a form you can fill out. You can also get contact information for any Board member directly by clicking the green "Contacts" button on the website. The website also contains links to the bylaws, covenants, maps, and other information.

As more people visit more regularly, and more owners decide to make the Ranch their permanent home, it is important that we work together to maintain the basic environment that makes this place so special. Fundamental general respect for your neighbors (and their property values) is a key to continued peace and neighborliness. Thank you all for your efforts in keeping Twin Creeks Ranch the wonderful place that it is.

Sincerely your HOA Board,

Wes Haws – President  
Carole Wright – Treasurer  
Mike Quartararo – Director

Brian Eisenberg – Vice President  
Debra Lee – Secretary  
Greg Sangster – Director