



**MOUNTAIN PARK HOMEOWNERS ASSOCIATION**

9212 161<sup>ST</sup> STREET COURT EAST  
PUYALLUP, WASHINGTON 98375  
Mphapuyallup@yahoo.com

3-1-2020

Under the authority of the PCRE (Article IX) By-laws (Article VI), The MPHA Board of Directors (BOD) have directed the Architectural Codes and Covenants Committee (ACC) to increase their reviews of properties beginning 3/1/2020. The ACC will review properties using the guides found within the Protective Covenants, Restrictions, and Easements (PCRE) and by using the below checklist. (Approved by the BOD/general membership meeting 1/17/2020)

The BOD has changed the ACC procedures to alert members of review violations. The ACC will inform the members of the review and any infractions by email/USPS. The ACC will give the member a date to correct the infraction as established by the BOD. If the member fails to correct the infractions by the established due date or does not notify the ACC by email or USPS explaining why they need an extension, the ACC will notify the BOD. The BOD will then issue a \$150.00 fine and inform the member of the fine and pending legal actions.

**The following is extracted from the PCRE (Article IX):**

**SECTION 5. PARKING.** Unless fully enclosed within an approved structure upon a lot, no recreational vehicles, commercial vehicles, construction or like equipment, trailers (utility, boat, camping, horse, or otherwise), or disabled vehicles shall be allowed to be parked or stored on any lot, street, or other area within the properties for a period in excess of twenty-four (24) hours in any one week

\_\_\_ VEHICLE \_\_\_ BOAT \_\_\_ TRAILER

Please correct this violation by (3 DAYS).

**SECTION 6. NUISANCES VIOLATION.** No noxious or undesirable thing, or noxious or undesirable use shall be permitted or maintained upon portion of the properties as noted within the PCRE.

\_\_\_ a. **YARDS** not being maintained Please correct this violation by \_\_\_\_\_.

MOWING: 5 DAYS

WEEDING: 10 DAYS PROGRESS

MOSS: 10 DAYS FOR PROGRESS

\_\_\_ b. **FLOWER BEDS** not being maintained and weeded. Please correct this violation by (7 DAYS)

\_\_\_ c. **GRAVEL AREAS** need weeding. Please correct this violation by (7 DAYS).

\_\_\_ d. **HOUSE GUTTERS** need cleaning. Please correct this violation by (15 DAYS).

\_\_\_ e. **HOUSE ROOF** needs cleaning and/or repair. Please correct this violation by (15 DAYS).

\_\_\_ f. **HOUSE** needs painting. Please correct this violation by (10 DAYS CHIPS, 90 DAYS CW).

\_\_\_ g. **HOUSE: OTHER: (IDENTIFIED IN ADDITIONAL REMARKS)**

TRASH, DEBRIS: Please correct this violation by (3 DAYS).

PARKING ON SEEDED AREAS: Please correct this violation by (3 DAYS).

TEPORARY STRUCTURES: Please correct this violation by (7 DAYS).

UNAUTHORIZED COLORS: Please correct this violation by 10 DAYS).

**SECTION 14, 18: REFUSE/RECYCLE CONTAINERS VIOLATION:** Items of refuse containers, wood piles, etc. are in a location visible from the street. The PCREs dictate they are to be "screened from view." Please correct this violation by (3 DAYS).

**MPHA/ACC/adm**

Brett A. Evans  
President

Philip Turner  
Vice President

Jeffery Radcliff  
Member at Large