



## **Shared Improvement Repair (Policy No. 25)**

The general plan of development for Snoqualmie Ridge anticipated that the Association might perform some required task that actually benefits only one home owner or just a few home owners. The Covenants generally provide that the Association allocate the expense of performing such tasks to the specific home owner(s) for whose benefit the task was performed. *SR Covenants, Section 7.2.* The Covenants also contemplate that, when a limited set of Owners share in the use of a driveway, a structure, or another improvement (collectively “Shared Improvement”), they share the cost of maintaining and repairing that Shared Improvement. *SR Covenants, Section 13.2.*

The Association oversees the maintenance of a number of Shared Improvements, including but not limited to, specific shared driveways, as reflected on Plat Maps, and mailbox clusters.

The Association generally controls repair work on such Shared Improvements and Owners of Units benefitted by the Shared Improvements maintained or repaired bear the expense the Association incurs in performing such work. This policy is intended to clarify the steps by which an Owner(s) and the Association will cooperate in arranging for maintenance of and repairs to a Shared Improvement and in paying the costs associated with performing such work.

1. When an Owner(s) benefited by a Shared Improvement believes that the Shared Improvement is in need of maintenance or repair, the Owner(s) shall contact the Association and provide it with information about the specific maintenance or repair work the Owner(s) believe is needed.
2. The Association will consider such information received from the Owner(s). The Association may also gather additional information it considers useful in making its determination on subjects such as whether maintenance or repair work is reasonably necessary and, if so, what is the scope of work required and what is a reasonable time frame within which to complete such work.
3. The Association may, in its sole discretion, periodically inspect a Shared Improvement to obtain information the Association considers useful in determining the maintenance and repair needs of a Shared Improvement(s).
4. When the Association determines that a Shared Improvement is reasonably in need of maintenance or repair work, it will notify Owners of Units associated with a particular Shared Improvement about the work that is needed and about the means by which the Association intends to complete the work and fund the cost of the work. The Association will generally attempt to provide such notification before the work

commences, but the Association reserves the right to commence work in advance of such notification when it determines that doing so is reasonably necessary.

5. All costs the Association incurs in connection with performing such work on a Shared Improvement will be specially assessed to the Unit(s) benefitted by the Shared Improvement.

6. If the cost associated with performing the work is, in the Association's opinion, significant enough that the Association determines it would be reasonably prudent to obtain funds to cover the costs from the benefitted Owner(s) before undertaking the work, then the Association may request that the Owner(s) deposit with the Association an amount it will apply to the cost of the work. If an Owner(s) declines or fails to deposit the funds requested, the Association may either suspend its repair work until funds are deposited, or it may undertake the repair work and specifically assess the Owner(s) for the cost of the work.

7. The Association reserves the right, in its sole discretion, to conditionally authorize an Owner or Owners to directly contract with a contractor or service provider to perform such maintenance or repair work to standards and specifications as the Association may establish and, in so authorizing, impose such conditions on the authorization as the Association deems reasonably necessary to protect the Association's interest in ensuring that such work is actually completed in the manner instructed by the Association.

Policy #25  
Adopted by the Board of Directors  
February 15, 2017