



April 3, 2026

**RE: *Shawnee Ridge Homeowners Association
Clarification of Proposed Declaration Amendment and Existing Enforcement Rights***

Dear Owners:

This firm represents the Shawnee Ridge Homeowners Association (“Association”). At the outset, it is important to clarify the nature of our legal representation. This firm represents the Association as a corporate entity only; we do not represent individual members of the Board of Directors (“Board”), nor do we represent individual Lot Owners.

The Board has asked our office to provide legal clarification regarding the proposed amendment to the Declaration (“Amendment”) and the Association’s existing enforcement authority. We understand there have been questions regarding whether certain provisions in the Amendment constitute new “rules” and whether the Association possesses the legal right to enter Lots for inspection or enforcement. This letter is intended to address those concerns.

The language currently being discussed originates from the proposed Amendment, which is a document subject to a vote by the membership rather than a simple Board-adopted rule. While the Board has the authority to adopt rules that clarify or implement the Declaration under Article 9, Section 50 of the Declaration and RCW 64.38.020(1), the Amendment process allows the community as a whole to decide on the long-term standards of the neighborhood. It is important to distinguish between these two functions: the Declaration serves as the fundamental contract among all Owners, while rules are the administrative tools used to carry out those requirements.

Regarding the Association’s authority to enter Lots, the existing Declaration already provides these rights to ensure the community remains in compliance with its established standards. Article 9, Section 49 of the Declaration, creates an express easement for agents of the Association to enter and inspect structures on a Lot during construction or remodeling to ensure compliance. Furthermore, Article 10, Section 30 of the Declaration, grants an express easement to the Association to enter Lots for the purpose of removing vehicles or objects stored in violation of the Declaration. Finally, Article 17, Section 3 of the Declaration, authorizes the Association to utilize “self-help” to correct violations on a Lot, provided such action does not breach the peace. These are existing covenants that run with the land and are not new additions introduced by the proposed Amendment.

We are also aware that some Owners have cited RCW 64.04.010 and RCW 64.04.020 in opposition to the proposed Amendment. These statutes govern the formal requirements for deeds and the conveyance of real estate interests between parties. They do not restrict or invalidate the enforcement mechanisms or easements contained within the recorded Declaration. By purchasing a Lot within a community governed

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by a Declaration, every Owner has already consented to these encumbrances and the Association's authority to enforce them.

The proposed Amendment is designed to modernize these existing authorities and ensure the Association can effectively protect the aesthetic character of the community. We encourage all Owners to review the proposed changes in the context of the existing Declaration to understand how these provisions provide a structured process for upholding the uniform standards of your neighborhood.

Sincerely,
PERYEA SILVER TAYLOR



Lauren Olson
Attorney for Shawnee Ridge Homeowners
Association

cc: Board of Directors of Shawnee Ridge Homeowners Association