

1 BY-LAWS

2 OF

3 LAKE LAWRENCE COMMUNITY CLUB

4 (As Amended June 18, 1994)

5  
6 ARTICLE I

7 PURPOSES

8 SECTION 1. This corporation shall be conducted as a  
9 non-profit maintenance corporation for the purposes set forth  
10 in the Articles of Incorporation for a portion of the area  
11 situated in Sections 20 and 29, Township 16 North, Range 2  
12 E. W. M., Thurston County Washington.

13 SECTION 2: The corporation shall have the power and  
14 authority to levy and collect dues and/or maintenance fees  
15 against such members and/or owners of real property for the  
16 benefit of which it acts or to which its activities are  
17 related all for the purposes in its Articles of Incorporation  
18 and By-Laws set forth:

19 SECTION 3: The purposes for which this corporation was  
20 created may be altered, modified, enlarged or diminished by  
21 the vote of two-thirds of the members at a meeting duly called.  
22 for such purpose, notice of which meeting shall be given in  
23 the manner provided by the By-Laws of giving notice for the  
24 election of trustees.

25 BY-LAWS - 1  
(436.1BYLAWS)

THURSTON COUNTY  
OLYMPIA, WA  
07/08/94 1:37 PM  
REQUEST OF: ARLENE BA  
San S. Reed, AUDITOR  
BY: JAHANEL, DEPUTY  
318.96 RL  
Vol: 2297 Page: 660  
File #: 9407080148

1 ARTICLE II

2 MEMBERSHIP

3 SECTION 1. Every person or entity who is a record owner of  
4 a fee or undivided fee interest in any lot which is subject by  
5 covenants of record to assessment by the Club, including contract  
6 purchasers, shall be a member of the Club; provided, however,  
7 that if any Lot is held jointly by two (2) or more persons, the  
8 several owners of such interest shall designate one of their  
9 number as the "Member." The foregoing is not intended to include  
10 persons or entities who hold an interest merely as security for  
11 the performance of an obligation. No Owner shall have more than  
12 one membership. Membership shall be appurtenant to and may not  
13 be separated from ownership of any lot which is subject to  
14 assessment by the Club. Ownership of such Lot shall be the sole  
15 qualification for membership.

16 No person shall have more than one (1) membership regardless  
17 of the number of Lots owned or being purchased, and the interest  
18 of each member shall be equal to that of any other member, and  
19 no member may acquire any interest which shall entitle him to  
20 any greater voice, vote or authority in the Club than any other  
21 member. In the case of Lots owned jointly by two (2) or more  
22 persons, only the joint owner designated as the "Member" pursuant  
23 to Article II hereof shall be entitled to vote.

1 In the event that the Non-Profit Corporation Law of the  
2 State of Washington as set forth in Title 24, Revised Code of  
3 Washington is changed to permit one member of a non-profit  
4 corporation to exercise greater voting rights than another  
5 member, voting shall thereafter be according to the number of  
6 Lots owned, that its members shall be entitled to one vote for  
7 each Lot in which they hold the interest required for member-  
8 ship by Article II: When more than one person holds such  
9 interest in any Lot, the vote for such Lots shall be exercised  
10 as they among themselves determine, but in no event shall more  
11 than one vote be cast with respect to any lot.

12 SECTION 2. DEFINITIONS

13 "MEMBERS" shall mean members of the corporation who shall  
14 conduct the affairs of the corporation as provided in the Articles  
15 of Incorporation and By-Laws of the corporation.

16 "OWNERS" shall mean owners or contract purchasers of building  
17 lots within the subdivisions of Lake Lawrence West and such other  
18 property as may be designated by a vote of two-thirds of the  
19 members.

20 SECTION 3. No membership or certificate of membership may be  
21 transferred, assigned or in any manner conveyed other than in the  
22 manner set forth in Article III of the Articles of Incorporation.

1 SECTION 4. In the event that any Owner, his/her family or guests  
2 shall violate the Articles of Incorporation or By-Laws of this  
3 corporation, or the rules and regulations established by the  
4 Board of Trustees, the corporation shall have the right to suspend  
5 the voting rights and right to use of the recreational facilities  
6 by a member, member's family or guests for any period during which  
7 any assessment against his/her Lot remains unpaid; and for a  
8 period not to exceed 30 days for any infraction of its published  
9 rules and regulations.

10 ARTICLE III

11 DISSOLUTION

12 In the event of a dissolution of the corporation, each  
13 person who is then an Owner shall receive his/her pro rata  
14 proportion of the property and assets after all of the corpora-  
15 tion's debts have been paid.

16 ARTICLE IV

17 TRUSTEES AND OFFICERS

18 SECTION 1. Corporate powers of the corporation shall be  
19 vested in a Board of Trustees. The number of Trustees who shall  
20 manage the affairs of the corporation shall be five. At any  
21 meeting or special meeting called therefor, the members may  
22 increase or decrease the number of Trustees to any number not  
23 more than nine or less than three.

1 SECTION 2. Trustees shall be elected to serve for four years,  
2 or untill their successors are elected and duly qualified.

3 SECTION 3. At the first meeting of the Board of Trustees  
4 after each annual meeting of the members, the Board of Trustees  
5 shall elect a president, vice-president, secretary and treasurer.  
6 The Board may also at any time appoint an executive secretary  
7 and/or assistant secretary and/or assistant treasurer. Officers  
8 of the corporation so elected shall hold office for the term of  
9 one year and until their successors are qualified. Any officer  
10 may be suspended or removed by a majority vote of all of the  
11 trustees:

12 SECTION 4. No trustee, or officer, except the executive  
13 secretary and/or assistant secretary and/or the assistant treasurer  
14 shall receive any salary or compensation from the corporation.

15 SECTION 5. Any vacancy occurring in the Board of Trustees  
16 shall be filled by appointment by a majority of the remaining  
17 trustees. The person so appointed shall hold office until the  
18 next regular meeting of the members of the corporation at which  
19 annual or adjourned annual meeting the vacancies for the remainder  
20 of the original terms, if any, shall be filled by election by the  
21 members in the regular manner.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

ARTICLE V

MEETINGS

SECTION 1. Annual meetings of the members of the corporation shall be held at the principal place of business of the corporation or at such other place as the Board of Trustees may elect. The annual meetings shall be held on the third Saturday of each June. Notice thereof shall be given by the secretary by mailing notice to each member not less than ten days prior to the date of meeting.

SECTION 2. Special meetings of the members may be called at any time by the President or a majority of the Board of Trustees or by 25% of the members and notices of the special meeting stating the object thereof shall be given by the Secretary by mailing such notice to each member not less than five days prior to the date on which such meeting is to be held.

SECTION 3. At all annual and special meetings of the members, ten per cent of all the members of the corporation shall constitute a quorum for the transaction of business. Each member in good standing shall be entitled to one vote. At all annual and special meetings of the members, fifty per cent of all the members in good standing present of the corporation shall constitute a majority for transaction of business.

1 SECTION 4. Special meetings of the Board of Trustees shall  
2 be called at any time by the secretary on order of the President  
3 or a majority of the Board of Trustees. The secretary shall  
4 give each trustee notice, personally, verbally, by mail or by  
5 telephone of all regular and special meetings at least one day  
6 previous thereto.

7 SECTION 5. A member may exercise his right to vote by proxy.

8 ARTICLE VI

9 POWERS AND DUTIES OF TRUSTEE

10 SECTION 1. Subject to limitations in the Articles of  
11 Incorporation and the By-Laws of the State of Washington, all  
12 powers of the corporation shall be exercised by or under the  
13 authority of, and the business affairs of the corporation shall  
14 be controlled by the Board of Trustees. Without prejudice to  
15 such general powers, and subject to the same limitations, it  
16 is hereby expressly declared that the trustees shall have the  
17 following powers: To maintain park facilities for the benefit  
18 of all property owners who are or shall become members of Lake  
19 Lawrence Community Club.

20 SECTION 2. To select and remove all other officers, agents  
21 and employees of the corporation, prescribe such powers and  
22 duties for them as may not be inconsistent with law, with the  
23 Articles of Incorporation or the By-Laws, fix their compensation  
24 and require from them security for faithful service.

1 SECTION 3. To conduct, manage and control the affairs and  
2 business of the corporation and to make such rules and regulations  
3 therefor not inconsistent with law, with the Articles of Incorpora-  
4 tion or By-Laws, as they may deem best.

5 SECTION 4. To issue certificates to owners or purchasers of  
6 tracts subject to such conditions or terms as provided in the  
7 Articles of Incorporation and the By-Laws.

8 SECTION 5. To charge and/or assess the several parcels of  
9 land and the owners thereof as more particularly set forth herein.

10 SECTION 6. To cause to be kept a complete record showing in  
11 detail the condition of the affairs of the corporation.

12 ARTICLE VII

13 DUTIES OF OFFICERS

14 SECTION 1. President. The president shall preside at all  
15 meetings of the trustees and members; he/she shall sign as  
16 president all certificates and all contracts or other instruments  
17 in writing authorized by the Board of Trustees; he/she shall call  
18 special meetings of the trustees or of the members whenever he/she  
19 deems it necessary; he/she shall have and exercise under the  
20 direction of the Board of Trustees the general supervision of the  
21 affairs of the corporation. The president shall be responsible for  
22 enforcing the Articles of Incorporation and By-Laws and any rules  
23 and regulations established by the Board of Trustees and levying  
24 such penalties as he/she deems necessary as provided for in Section  
25 3, Article II, of the By-Laws of the Lake Lawrence Community Club.



1 SECTION 2. Vice President. The vice-president shall preside  
2 at all meetings in the absence of the president, and in case of  
3 the absence or disability of the president shall perform all other  
4 duties of the president which are incidental to his/her office.

5 SECTION 3. Secretary. The secretary shall issue all notices  
6 and shall attend and keep the minutes of all meetings; he/she shall  
7 have charge of all corporate books, records and papers; he/she  
8 shall be custodian of the corporate seal, shall attest his/her  
9 signature and impress with the corporate seal all written contracts  
10 of the corporation and shall perform all such other duties as are  
11 incidental to his/her office.

12 SECTION 4. Treasurer. The treasurer shall keep safely all  
13 monies and securities of the corporation and disburse the same  
14 under the direction of the Board of Trustees. He/she shall cause  
15 to be deposited all funds of the corporation in a bank selected  
16 by the trustees. At each annual meeting of the members, and at  
17 any time directed by the trustees, he/she shall issue and present  
18 a full statement showing in detail the condition of the affairs  
19 of the corporation.

20 SECTION 5. The executive secretary and/or assistant  
21 secretary and/or assistant treasurer, if appointed by the Board  
22 of Trustees, shall perform such duties as may be designated by it.

23 SECTION 6. Any officer, other than the president, may occupy  
24 two offices concurrently if the Board of Trustees so directs.

25 BY-LAWS - 9  
(436.1BYLAWS)

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27

ARTICLE VIII

ASSESSMENTS

SECTION 1. Each Owner or contract purchaser of any Lot or Lots by acceptance of a deed or real estate contract therefor, whether or not it shall be so expressed in any such deed or other conveyance, is deemed to covenant and agree to pay the corporation as hereinafter provided: (1) annual assessments, or charges, and (2) special assessments for capital improvements, or other extraordinary expenses. Such assessments to be fixed, established, and collected from time to time as hereinafter provided. The annual and special assessments, together with such interest thereon and costs of collection thereof as hereinafter provided, shall be a charge on the land and shall be a continuing lien upon the property against which each such assessment is made. Each such assessment, together with such interest, costs, and reasonable attorney's fees shall also be the personal obligation of the person who was the Owner of such property at the time the assessment fell due. The personal obligation shall not pass to the successors in title unless expressly assumed by them. However, the lien shall continue upon the subject property notwithstanding the sale or transfer of ownership of the subject property. Annual assessments or charges shall be set by a majority vote of the Board of Trustees, provided that such annual assessments or charges shall not be increased by more than ten per cent (10%) in any fiscal year. Special assessments for capital improvements or other extraordinary expenses shall be established by a majority vote of the members in accordance with Article V of these By-Laws.

1 All charges and assessments shall be expended pursuant to  
2 the Articles of Incorporation.

3 SECTION 2. Whether or not it shall be so expressed in  
4 any such deed or other conveyance, the corporation shall enforce  
5 its assessments and liens as follows:

6 A. If any assessment is not paid within thirty (30)  
7 days after it was first due and payable, the assessment shall  
8 bear interest from the date on which it was due at the maximum  
9 rate allowed by law at the time of assessment, and the Club may  
10 bring an action at law against the one personally obligated  
11 to pay the same and/or foreclose the lien against the subject  
12 property in the nature of a mortgage foreclosure, and interest,  
13 costs, and reasonable attorney's fees of any such action shall  
14 be added to the amount of such assessment and all such sums  
15 shall be included in any judgment. No Owner or contract  
16 purchaser shall be relieved of liability for the assessments  
17 provided for herein by non-use or abandonment of his Lot.

18 B. That lien of the assessments provided for  
19 herein shall be subordinate to the lien of any first mortgage  
20 (and to the lien of any second mortgage given to secure payment  
21 of the purchase price) now or hereafter placed on any Lot.

22  
23  
24  
25 BY-LAWS - 11  
(436.1BYLAWS)

Vol: 2297 Page: 670  
File No: 9407980148

1 Sale or transfer of any Lot shall not affect the assessment lien.  
2 However, the sale or transfer of any Lot which is subject to such  
3 first mortgage, or purchase money second mortgage, pursuant to a  
4 decree of foreclosure under such mortgage or a deed in lieu of  
5 foreclosure thereof, shall extinguish the lien of such assessments  
6 as to payments thereof which became due prior to such sale or  
7 transfer. No sale or transfer shall relieve such Lot from liability  
8 for any assessments thereafter becoming due or from the lien thereof.

9 ARTICLE IX  
10 AMENDMENTS

11 These By-Laws may be amended at any time by a vote of a  
12 majority of the members in good standing present at any regular or  
13 special meeting of the corporation, in accordance with Article V of  
14 these By-Laws.

15 DATED this 2nd day of JULY, 1994.

16 BOARD OF TRUSTEES:

- 17 1. Jan M. Hesse President
- 18 2. Paul B. Johnson Vice-President
- 19 3. Landon E. Pettkin Treasurer
- 20 4. Ray E. Brown
- 21 5. Charles A. Felony
- 22 6. Gregory M. Johnson
- 23 7. Denise B. Warner
- 24 8. Homer Hillis
- 25 9. John R. Tracy