

**AMENDED BYLAWS FOR
ROSEMONT BEACH HOMEOWNERS ASSOCIATION**

The following are the Amended Bylaws of the Rosemont Beach Homeowners Association, a Washington nonprofit corporation (the “Association”) incorporated on November 25, 1987 under UBI #601-058-112. Rosemont Beach Homeowners Association (“Homeowners”) is qualified as a homeowners’ association under RCW 64.38.010 for the purpose of maintaining a common road and entrances, pursuant to a joint use and mutual maintenance agreement, dated March 1985, in which some of the homeowners have agreed to jointly and mutually maintain the road describe in Rosemont Beach Addition Vol. 34 Plats page 28 under recording numbers 8701080574 and 7112030211, records of King County.

**ARTICLE I
MEMBERSHIP; VOTING; REGISTER**

1. Membership. The Association shall be composed of the owners of Lots 22 through 106 of the Rosemont Beach Plat, King County, Washington.
2. Voting. Each tax lot will have one vote on business of the Association, provided its annual dues are currently paid at the time of such vote.
3. Directory of Members. The Board of Directors of the Association shall maintain a directory of the names and addresses of all owners. Owners who sell or convey their property shall promptly report to the Board of Directors the name and address of their successor in interest. Each Owner is responsible for providing updated contact information (including email addresses) to the Board of Directors.

**ARTICLE II
MEETINGS OF MEMBERS**

1. Place. Meetings of the Association shall be held at such reasonable place as may be designated from time to time by the Board of Directors.
2. Annual Meeting. The Association shall hold its annual meeting in the last quarter of each year at such reasonable place and time as may be designated by written notice of the Board of Directors to the owners not less than ten (10) nor more than sixty (60) days prior to the date fixed for the meeting. At the annual meeting the owners shall elect Directors or fill vacancies in the Board of Directors as provided in the Declaration and shall consider such other business as may properly come before the meeting.
3. Special Meetings. A special meeting of the Association may be called by the President, a majority of the Board of Directors, or at the written request of the owners having twenty percent (20%) of the votes in the Association. Written notice shall be given to the owners not less than ten (10) nor more than sixty (60) days prior to the date fixed for the special meeting.
4. Notice of Meetings. Notices of meetings shall be provided via email and other available methods designed to insure actual notice is provided to each Household. The notice shall state the time and place of the meeting and the items on the agenda to be voted on by the

members, including the general nature of any proposed amendments to the declaration or bylaws, changes in the previously approved budget that result in a change in assessment obligations, and any proposal to remove a director or officer. The email notice shall be given to the owners not less than ten (10) nor more than sixty (60) days prior to the date fixed for annual or special meeting. It is the responsibility of the owner to request notice via US Mail and to keep the Board of Directors apprised of any email address changes.

5. Quorum. At any general meeting of this Association, a quorum shall consist of those members in attendance at the meeting.

6. Proxies. Any owner may vote by proxy. Proxies shall be in writing, signed by the owner, and filed with the Board of Directors. A proxy must be for all the voting power of the owner. An owner may not revoke a proxy except by actual notice of revocation given to the President (or such other person presiding over the meeting). A proxy is void if it is not dated or purports to be revocable without notice. Unless otherwise stated in the proxy, a proxy terminates eleven months after its date of issuance.

7. Majority Vote. Except as otherwise provided by these Bylaws, passage of any matter submitted to vote at a meeting shall require the affirmative vote of fifty-one percent (51%) or more of the total votes present in person or by proxy.

8. Written Ballot. At the discretion of the Board, any matter which might come before the Association at a meeting, including election of directors, may be determined by written ballot, rather than at a meeting. Ballots shall be sent to all Owners in the same manner as notice of meetings, with a specified deadline for return of ballots. The results of the vote by ballot shall be determined by the Board within forty-eight (48) hours of the deadline for return of ballots. Within ten (10) days after the ballots have been counted, each Owner shall be notified by email or other delivery of written notice of the results of the ballot.

9. Order of Business. The order of business at meetings of the Association shall be as follows unless dispensed with or altered by motion:

- (a) Roll call
- (b) Proof of notice of meeting or waiver of notice
- (c) Minutes of preceding meeting
- (d) Reports of officers
- (e) Reports of committees
- (f) Election of Directors (annual meeting or special meeting called for such purpose)
- (g) Unfinished business
- (h) New business

(i) Adjournment

10. Parliamentary Authority. In the event of a dispute, the parliamentary authority for the meetings shall be the current available edition of Roberts Rules of Order, Revised.

ARTICLE III DUES AND FISCAL YEAR

1. Fiscal Year. The fiscal year of the corporation shall be a calendar year.
2. Dues and Fees. Dues and fees as established by the Association prior to the fiscal year for which they are applicable, are payable by March 1 of the following calendar year, and if not so paid, are delinquent.
3. Special Assessment. A special assessment may be imposed on the membership at any regular or special meeting, provided that the notice of the meeting shall state the intent to propose such special assessment and the purpose therefore.
4. Delinquent Dues or Assessments. Dues or special assessments that have not been paid are past due and delinquent and shall be subject to a late payment fee of \$25.00 that will be imposed on March 2. Any dues and late fees that are not paid by April 1 shall incur simple interest at the rate of 1% per month through the date of payment. Special assessments that are not paid within sixty (60) days of the notice of the assessment shall incur interest at the rate of 1% per month from the due date of the assessment through payment.
5. Costs and Reasonable Attorney's Fees. The Association shall be entitled to recover any costs and reasonable attorney's fees incurred in connection with the collection of delinquent dues and assessments whether or not such collection activities result in a lawsuit being commenced or prosecuted to judgment. The Association can seek collection of the dues against more than one Household within the same action.

ARTICLE IV BOARD OF DIRECTORS; SUBMISSION OF OFFICIAL BUSINESS

1. Board of Directors. The Board of Directors shall be made up of the area directors and officers defined below.

There shall be one Area Director residing in and representing each of the four Districts identified by the following house numbers along with one Director at Large. The Director at Large will be the previous President, or, if he is unwilling or unable to serve, a replacement chosen by the Board.

District 1	690 – 900
District 2	1002 – 1090
District 3	1094 – 1330
District 4	1400 – 1620

The term of office of the directors elected pursuant to this section shall be two (2) years, with two (2) directors being elected at each annual meeting during even-numbered years, and the other director(s) being elected at each meeting during odd-numbered years. At the annual meeting, the directors so elected shall, by lot, determine whether each shall have a one or two-year term to stagger the expiration dates of the terms of the appropriate number of directors. Any director may be elected to serve for an additional term or terms.

2. Vacancies. In case of a vacancy by a director by death, resignation, or otherwise, except by removal of a director and election of a successor, the remaining directors who were elected by the members may elect a director to fill the vacancy.

3. Compensation. No compensation shall be paid to Officers or Directors for their services.

4. Regular Meeting. Regular meetings of the Board of Directors may be held at such time and place as shall be determined from time to time by a majority of the Directors, but at least two (2) such meetings shall be held during each fiscal year. Notice of regular meetings of the Board of Directors shall be given to each Director by email or personally, at least three (3) days prior to the day fixed for such meeting, which notice shall state the time and place of the meeting.

5. Special Meetings. Special meetings of the Board of Directors may be called by the President on three (3) days' prior notice to each Director, given by email or personally, which notice shall state the time, place and purpose of the meeting. Special meetings of the Board of Directors shall be called by the President in like manner and on like notice at the written request of one (1) Director.

6. Quorum. At all meetings of the Board of Directors, the attendance of half of the Directors shall be required for a quorum, and the acts of the majority of the Directors present at a meeting at which a quorum is present shall be the acts of the Board of Directors.

7. Complaints and Official Business. Any complaints and all official business shall be transmitted in writing, emergencies excepted, and such written business shall be submitted to the Board of Directors through the President if available, and the Secretary/Treasurer if the President is not available.

ARTICLE V OFFICERS

1. Designation. The officers of the Association shall be a President, a Vice President, a Secretary and a Treasurer, all of whom shall be elected by the Owners at the annual meeting.

2. Removal of Officers. At any regular meeting of the Board of Directors or at any special meeting called for that purpose, any officer may be removed, with or without cause, and his successor elected, upon an affirmative vote of a majority of the members of the Board of Directors.

3. President. The President shall preside at all meetings other than committee meetings at which he is in attendance, shall be a non-voting member of all committees and activities, and shall perform all other duties usually pertaining to the office.

4. Vice President. The Vice President shall perform the duties of the President in the absence of the President and such other duties as may be assigned by the Board of Directors.

5. Secretary. The Secretary shall maintain the Association files (including the Association Directory), provide notice of all meetings, record the minutes of each meeting, and any other duties as may be delegated to the office by the President.

6. Treasurer. The Treasurer shall receive and deposit in a bank account(s) all monies of the Association, keeping an accurate account of the same. The Treasurer shall not disburse any monies except for the expenditures provided for in the budget approved by the membership or upon vote of the membership in a regular or special meeting. All withdrawals of Association funds need authorization by the Treasurer and one other officer.

ARTICLE VI COMMITTEES AND MANAGER

1. Committees of Directors. The Board of Directors may designate one or more committees, each of which shall consist of one or more Directors. Such committees, if composed entirely of Board members, shall have and exercise, to the extent provided in the resolution establishing the committee, the authority of the Board of Directors in the management of the Association, but the designation of such committees shall not operate to relieve the Board of Directors of any responsibility imposed upon it by law.

2. Other Committees. Other committees, not having or exercising the authority of the Board of Directors in the management of the Association, may be designated by the President or by the Board of Directors, and such committees may be composed of one or more members of the Association other than Board members, but each shall have one Board member as a member or chairman.

ARTICLE VII RULES AND REGULATIONS

1. Limited Rules. The Board shall have the power to adopt, amend, and revoke on behalf of the Association detailed administrative rules and regulations necessary or convenient from time to time to insure compliance with the general guidelines of the Articles and Bylaws, and to promote the safety, efficient, and comfortable use and enjoyment of the common road.

2. Compliance with Rules. Each member, the Board and the Association shall comply with these Bylaws, the Articles and such rules as are adopted, and as they may be lawfully amended. Failure to comply with any of the foregoing shall be grounds for an action to recover sums due, damages, and/or for injunctive relief brought by the Board on behalf of the Association.

3. No Waiver. The failure of the Board in any instance to insist upon the strict

compliance with the Bylaws or rules and regulations of the Association, or to exercise any right contained in such documents, or to serve any notice or to institute any action, shall not be construed as a waiver or a relinquishment of for the future of any term, covenant, condition, or restriction. The receipt by the Board of payment of an assessment or dues from a member, with knowledge of breach by the member, shall not be a waiver of the breach. No waiver by the Board of any requirement shall be effective unless expressed in writing and signed by the Board.

ARTICLE VIII HANDLING OF FUNDS

1. Accounts. The Association shall establish the necessary funds or accounts to properly provide for the operation and maintenance of the road and entrances. Overall supervision of these funds shall be the responsibility of the Treasurer of the Association. The Treasurer shall administer the Association's accounts in such a way that the funds are secure and that signature cards at the various institutions containing the funds are current.

2. Reserve Account. The Treasurer shall establish an interest-bearing savings account at a federally insured financial institution, this account to be known as the Reserve Account. The purpose of the Reserve Account is to provide for maintenance or renovation of the road and entrances. The Reserve Account shall be funded by annual payments from the Owners and not by extraordinary special assessments.

3. General Account. The Treasurer shall establish a checking account in a federally insured financial institution to be known as the General Account. This account will be the working capital account for the current operations of the Association. Checks shall be issued from this account for all management, maintenance, and operation expenditures necessary for the Association.

ARTICLE IX KEEPING RECORDS AND REPORTS

1. General. The Treasurer shall keep complete and accurate books and records prepared according to generally accepted accounting principles of the receipts and expenditures affecting the common elements, specifying and itemizing the maintenance and repair expenses of the common elements and any other expenses incurred. The Treasurer shall keep such additional financial records sufficiently detailed to enable the Association to comply with its duties under RCW 64.34.372 and RCW 64.34.425, and as they may be subsequently amended. Such books and records, authorizations for payment of expenditures, audited financial statements, if any, and all contracts, documents, papers and other records of the Association shall be available for examination, upon request, by any owner or his designated representative, agent or attorney, or by any holders, insurers, and guarantors of first mortgages on any property, during normal business hours, and under other reasonable circumstances.

2. Financial Reports. Owners and holders, insurers, and guarantors of first mortgages ("Interested Parties") shall be entitled to inspect the books, records, and financial statements of the Association during normal business hours and under other reasonable circumstances. Upon the written request of the Interested Parties, the Association shall provide

such parties with an audited financial statement for the preceding fiscal year if an audited statement is available. The Interested Parties shall be allowed to have an audited financial statement prepared for the preceding fiscal year at their expense if such audited financial statement is not available.

ARTICLE X AMENDMENTS

Proposed amendments to these bylaws shall be submitted in writing to the membership and read at the meeting at which they are submitted. They shall be read again at the next meeting and acted upon after the second reading. The board may make recommendations to the membership regarding the desirability of adopting any proposed amendment.

ARTICLE XI MISCELLANEOUS

1. Notices for all Purposes. Any notice permitted or required to be delivered under the provisions of these Bylaws may be delivered either by email, mail or personally unless otherwise provided in these Bylaws. If delivery is made by mail, any such notice shall be deemed to have been delivered twenty-four (24) hours after a copy has been deposited in the United States mail, first-class postage prepaid to the property address.

2. Waiver. The failure of the Board of Directors in any one or more instances to insist upon the strict performance of any of the terms, covenants, conditions or restrictions of these Bylaws, or any rules and regulations established by the Board of Directors, or to serve any notice or to institute any action, shall not be construed as a waiver or a relinquishment for the future of such term, covenant, condition or restriction, but such term, covenant, condition or restriction shall remain in full force and effect. The receipt by the Board of Directors of any assessment from an owner, with knowledge of any such breach, shall not be deemed a waiver of such breach, and no waiver by the Board of Directors of any provision hereof shall be deemed to have been made unless expressed in writing and signed by the Board of Directors.

3. Limitation of Liability. The members of the Board of Directors and the Association shall not be liable for any injury or damage to person or property caused by the elements, or by another owner or person; or resulting from electricity, water, rain, dust, smoke or sand which may lead or flow from outside or from any parts of the property, or from any of its pipes, drains, conduits, or equipment, or from any other cause or place; or resulting from loss, damage, or theft of articles used or stored by owners on the property. No diminution or abatement of assessments shall be claimed or allowed for inconveniences or discomfort arising from the making of repairs or improvements to the common elements, or from any action taken to comply with any law, ordinance, or order of a governmental authority. This section shall not be interpreted to impose any form of liability by any implication upon the Officers, Board of Directors or upon the Association.

ADOPTED this ____ day of _____, 2008.

Allison Goodman, President

John Strong, Secretary