

<b>WHEN RECORDED RETURN TO:</b>
MARIE DURBIN, SLOA SECRETARY
201 LAKE SHORE DRIVE
STEVENSON, WA 98648

<b>DOCUMENT TITLE(S)</b> AMENDMENTS TO AMENDED AND RESTATED BYLAWS OF SKAMANIA LANDING OWNERS ASSOCIATION, INC. ARTICLE V, SECTIONS 5 AND 7; ARTICLE VIII, SECTION 4; ARTICLE XII, SECTION 7; APPENDIX 1, PARAGRAPH 34; DECLARATION OF RESTRICTIONS, CONDITIONS, COVENANTS, CHARGES AND AGREEMENTS, ARTICLE XI, SECTION 1 AND
<b>REFERENCE NUMBER(S)</b> of Documents assigned or released PARAGRAPH II
AFN 202181451
RECORDED DATE 9/6/2012
<input type="checkbox"/> Additional numbers on page _____ of document.
<b>GRANTOR(S):</b>
SKAMANIA LANDING OWNERS ASSOCIATION, INC.
<input type="checkbox"/> Additional names on page _____ of document.
<b>GRANTEE(S):</b>
SKAMANIA LANDING OWNERS ASSOCIATION, INC
<input type="checkbox"/> Additional names on page _____ of document.
<b>LEGAL DESCRIPTION</b> (Abbreviated: i.e. Lot, Block, Plat or Section, Township, Range, Quarter):
SECTION 34 AND 35, T2N R6E W1M
<input type="checkbox"/> Complete legal on page _____ of document.
<b>TAX PARCEL NUMBER(S):</b>
<input type="checkbox"/> Additional parcel numbers on page _____ of document.
The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information.

SKAMANIA LANDING OWNERS ASSOCIATION

**RESOLUTION OF THE MEMBERS**

WHEREAS, the Declaration Of Restrictions, Conditions. Covenants. Charges And Agreements Affecting Woodard Marina Estates, Inc. of Skamania Landing (CC&Rs) have not been amended since 1974, and

WHEREAS, Article XI, Section 1 of the Skamania Landing Owners Association (SLOA) By-Laws refers to and incorporates said CC&Rs, and

WHEREAS, the SLOA membership desires to update and amend the CC&Rs, and revise the SLOA Bylaws to reflect that amendment,

NOW, THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:

I. Article XI, Section 1 of the Bylaws is hereby amended to delete the following words in the second and third line of that Section: "*as amended on May 5, 1974,*" and replace those words with the following language: "*and as subsequently amended and recorded with the Skamania County, Washington, Records Office*"

Except as modified or changed by this resolution, the remainder of the By-Laws of the Corporation shall remain in full force and effect.

II. Said CC&Rs of Skamania Landing are hereby amended by deleting all prior provisions and replacing them by the new provisions set out below:

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*DECLARATION OF RESTRICTIONS, CONDITIONS. COVENANTS. CHARGES AND  
AGREEMENTS AFFECTING  
WOODARD MARINA ESTATES, INC.  
SKAMANIA LANDING  
Skamania, Washington  
Township 2 North, Range 6, East Willamette Meridian*

- 1. Each owner is responsible for the upkeep, eradication of noxious weeds, etc. from his individual lot. If not so maintained, the Skamania Landing Owners Association may do so, and assess the owner for same.*
- 2. The ground floor area of the dwelling, exclusive of open porches and garage, shall not be less than 800 square feet.*
- 3. No home shall violate any state or county building regulation.*
- 4. No noxious or offensive activity shall be permitted on any lot, nor shall anything be done thereon which may be or may become a nuisance to the neighborhood.*
- 5. No structure of a temporary character, such as a basement, tent, shack or garage, and no trailer or mobile home shall be used as a residence at any time. Variances may be granted by the Skamania Landing Owners Association's Architectural Review Committee*

to allow for periods of construction up to three months, with a minimum of one additional renewal permit for an additional period not to exceed three months.

6. Design of homes and other buildings shall be harmonious to the setting in which they are placed. No building shall be more than twenty two (22) feet high, as determined by the Skamania Landing Owners Association's Architectural Review Committee Rules. Placement of the home on the lot must be passed upon by the Skamania Landing Owners Association's Architectural Review Committee. No trees shall be removed from any lot, except to make way for the erection of a home, except with the permission of this Committee.

7. The exterior of any dwelling built on a lot shall be constructed to enclose the interior of the building within six months of the date of construction commencement, per the Skamania Landing Owners Association's Architectural Review Committee Rules. The outside premises shall be kept neat and orderly at all times.

8. No signs shall be displayed to public view on any lot, except the following, which shall all be under 9 square feet in size: (A) political signs, but only four months before a political election; (B) one sign advertising the property for sale or rent; (C) general and subcontractor signs during the construction and initial sale period; and (D) one sign advertising a yard or garage sale.

9. No animals, including poultry, shall be raised or kept on any lot, except that two (2) dogs, two (2) cats, or other pets may be kept, provided they are not raised or kept for commercial purposes and are not permitted to cause damage or discomfort to neighbors.

10. No lot shall be used as a dumping pound for garbage, rubbish or other waste. All garbage or other waste shall be kept in sanitary containers, and incinerators or other equipment for the storage or disposal of such material shall be maintained in a clean and sanitary condition.

11. No lot shall be used for any business or commercial purpose, excepting any business of the Skamania Landing Owners Association, occasional yard sales, or the rental of an entire house in the community, that results in the storage, inventory or sale of any tangible business products at said lot; the visiting or receiving of any customers, clients or patients at said lot; or any detrimental or disruptive effect to neighborhood lots or the community at large. Use of houses for home-based offices for business or commercial purposes that do not violate any of the above restriction are allowable, as long as said offices take up less than twenty five percent (25%) of said houses' floor space, and said business or commercial activities take place solely inside the house and do not present any visual evidence outside the house that said business or commercial activities are occurring.

12. Sewage Disposal - No individual sewage disposal system shall be permitted on any lot unless such system is designed, located and constructed pursuant to a permit issued by, and in accordance with the requirements, standards and recommendations of, Skamania County, Washington.

13. These covenants are to run with the land and shall be binding on all parties claiming under them for a period of 25 years from the date they are recorded, after which time they shall be automatically extended for successive periods of ten years unless amended by a sixty seven percent (67%) vote of the memberships in attendance or by proxy at a duly called membership meeting, and recorded with the Skamania County

Recorders Office.

14. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any of these covenants, either to restrain violations or to recover damages.

15. Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other covenants, which shall remain in full force and effect.

16. The owner or contract purchaser of a lot must, prior to constructing or renovating a building, apply for and receive permission to so build or renovate said building from the Skamania Landing Owners Association's Architectural Review Committee pursuant to said Committee's rules and regulations

Signed and of official record: June 28, 2015

Maie Dubin  
Secretary, Board of Trustees

ATTEST:

Robert Rosenthal  
President, Board of Trustees

Recorded (New Date)

August 11, 2015

THE FOREGOING RESOLUTION was approved by a vote of sixty seven percent (67%) of all memberships of the corporation eligible to vote at a duly called meeting of the members on June 28th, 2015.

I CERTIFY THE FOREGOING IS TRUE AND CORRECT

Maie Dubin  
Secretary, Board of Trustees

ATTEST:

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President, Board of Trustees

SKAMANIA LANDING OWNERS ASSOCIATION

**RESOLUTION OF THE MEMBERS**

WHEREAS, the Declaration Of Restrictions, Conditions, Covenants, Charges And Agreements (CC&Rs) Affecting Woodard Marina Estates, Inc., or Skamania Landing (SLOA), were amended by the SLOA membership on June 28, 2015, except for Paragraph 11 of said CC&Rs;

WHEREAS, the SLOA membership desires to amend Paragraph 11 of said CC&Rs,

NOW, THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:

Paragraph 11, of said CC&Rs, is hereby amended by deleting the prior Paragraph 11 and replacing it with the new paragraph set out below:

*11. No lot shall be used for any business or commercial purpose, excepting any business of the Skamania Landing Owners Association, occasional yard sales, or the rental of an entire lot or house in the community, that results in the sale or transfer of any tangible business products at said lot; the regular visiting or receiving of customers, clients or patients at said lot; or any detrimental or disruptive effect to neighborhood lots or the community at large. In addition to the requirements of the Skamania County Code, use of structures on a lot for home offices, only for the owners or tenants of the lot, for business or commercial purposes that do not violate any of the above restriction are allowable, as long as said business or commercial activities take place solely inside the structures on the lot and do not present any visual evidence outside said structures that said business or commercial activities are occurring.*

Except as modified or changed by this resolution, the remainder of said CC&Rs shall remain in full force and effect.

THE FOREGOING RESOLUTION was approved by a vote of sixty seven percent (67%) of all memberships of the corporation eligible to vote at a duly called meeting of the members on August 9th, 2015.

I CERTIFY THE FOREGOING IS TRUE AND CORRECT

  
Secretary, Board of Trustees

ATTEST:

  
President, Board of Trustees

SKAMANIA LANDING OWNERS ASSOCIATION

**RESOLUTION OF THE MEMBERS**

WHEREAS, Article V, Section 5 of the Skamania Landing Owners Association (SLOA) By-Laws currently sets out provisions for Membership meetings' Quorum and Voting, and

WHEREAS, the SLOA membership desires to clarify the vote required to pass any measure presented for a vote at a duly called Membership meeting,

NOW, THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:

I. Article V, Section 5 of the By-Laws is hereby amended to add the following sentence at the end of that Section:

*" A vote of a majority of memberships in attendance or by proxy at a duly called membership meeting is required to pass any measure presented for a vote, unless otherwise provided in these Bylaws."*

Except as modified or changed by this resolution, the remainder of the By-Laws of the Corporation shall remain in full force and effect.

THE FOREGOING RESOLUTION was approved by a vote of sixty seven percent (67%) of all memberships of the corporation eligible to vote at a duly called meeting of the members on June 28th, 2015.

I CERTIFY THE FOREGOING IS TRUE AND CORRECT

  
Secretary, Board of Trustees

ATTEST:

  
President, Board of Trustees



SKAMANIA LANDING OWNERS ASSOCIATION

**RESOLUTION OF THE MEMBERS**

WHEREAS, Article V, Section 7 of the Skamania Landing Owners Association (SLOA) By-Laws currently sets out provisions for Board of Trustee meetings' Quorum and Voting, and

WHEREAS, the SLOA membership desires to clarify the vote required to pass any measure presented for a vote at a duly called Board of Trustee meeting, and

WHEREAS, the SLOA membership desires to explicitly provide for attendance at Board of Trustee meetings through the use of electronic means, as provided for in Section 4 of the same Article V,

NOW, THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:

I. Article V, Section 7 of the Bylaws is hereby amended to delete the current provision therein and replace with the following language:

*"SECTION 7. Trustee Voting. At all meetings of the Board of Trustees, a majority of all of the Trustees in attendance at the meeting in person or by electronic means, provided that all persons attending such meeting are able to communicate with all other attending persons, shall constitute a quorum for the transaction of business. Each Trustee shall be entitled to one vote. A vote of a majority of Trustees in attendance at a Trustee meeting is required to pass any measure presented for a vote, unless otherwise provided in these Bylaws."*

Except as modified or changed by this resolution, the remainder of the By-Laws of the Corporation shall remain in full force and effect.

THE FOREGOING RESOLUTION was approved by a vote of sixty seven percent (67%) of all memberships of the corporation eligible to vote at a duly called meeting of the members on June 28th, 2015.

I CERTIFY THE FOREGOING IS TRUE AND CORRECT

  
Secretary, Board of Trustees

ATTEST:

  
President, Board of Trustees

SKAMANIA LANDING OWNERS ASSOCIATION

**RESOLUTION OF THE MEMBERS**

WHEREAS, Article VIII, Section 4 of the Skamania Landing Owners Association (SLOA) By-Laws currently sets out provisions for a Lot Sale Fee, and APPENDIX I, Paragraph 5 to said By-Laws sets out the amount of said Lot Sale Fee, and

WHEREAS, the SLOA membership desires to clarify the type of sale or transfer that will require the payment of a fee to SLOA,

NOW, THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:

I. Article VIII, Section 4 of the By-Laws is hereby amended to delete the current provision therein and replace with the following language:

*"SECTION 4. Lot Transfer Fee. Upon the purchase or transfer for consideration of a lot in Woodard Marina Estates that is therefore subject to these Bylaws, the purchaser or transferee of the membership appurtenant to said purchased or transferred lot shall pay to the Association a Lot Transfer Fee. The Lot Transfer Fee shall be paid out of escrow at the closing of the said purchase or transfer of said lot, if not paid otherwise."*

2. APPENDIX I, Paragraph 5 to said By-Laws is hereby amended to delete the current provision therein and replace with the following language:

*"5. Lot Transfer Fee: Upon the purchase or transfer for consideration of a lot in the community, the purchaser or transferee of the membership appurtenant to said purchased or transferred lot shall pay to the Association a Lot Transfer Fee in the amount of \$500.00."*

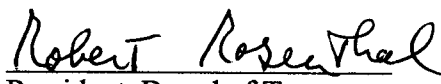
Except as modified or changed by this resolution, the remainder of the By-Laws of the Corporation shall remain in full force and effect.

THE FOREGOING RESOLUTION was approved by a vote of sixty seven percent (67%) of all memberships of the corporation eligible to vote at a duly called meeting of the members on June 28th, 2015.

I CERTIFY THE FOREGOING IS TRUE AND CORRECT

  
Secretary, Board of Trustees

ATTEST:

  
President, Board of Trustees



SKAMANIA LANDING OWNERS ASSOCIATION

**RESOLUTION OF THE MEMBERS**

WHEREAS, Article XII of the Skamania Landing Owners Association (SLOA) By-Laws currently sets out provisions regarding Tenants and Guests, and

WHEREAS, the SLOA membership desires to add a new Section to provide provisions for a "rent back" provision contained in a sales contract of a developed lot,

NOW, THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:

I. Article XII of the By-Laws is hereby amended to add the following Section 7:

*"SECTION 7. Sales Contract Rent Back - Rentals that are the result of a "rent back" provision contained in a sales contract of a developed lot providing for the seller to rent their sold house for a time period of less than six (6) months shall be exempted from the provisions of Sections 3, 5 and 6 of this Article XII."*

Except as modified or changed by this resolution, the remainder of the By-Laws of the Corporation shall remain in full force and effect.

THE FOREGOING RESOLUTION was approved by a vote of sixty seven percent (67%) of all memberships of the corporation eligible to vote at a duly called meeting of the members on June 28th, 2015.

I CERTIFY THE FOREGOING IS TRUE AND CORRECT

  
Secretary, Board of Trustees

ATTEST:

  
President, Board of Trustees

SKAMANIA LANDING OWNERS ASSOCIATION

**RESOLUTION OF THE MEMBERS**

WHEREAS, APPENDIX I, Paragraph 3 of the Skamania Landing Owners Association (SLOA) By-Laws sets out the description and amount of the SLOA Water System Improvement Assessment, and

WHEREAS, the SLOA membership desires to clarify the use of the SLOA Water System Improvement Assessment,

NOW, THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:

I. APPENDIX I, Paragraph 3 of the Skamania Landing Owners Association (SLOA) By-Laws is hereby amended to delete the current provision therein and replace with the following language:

3. *Water System Improvement Assessment: An assessment to help pay for major repairs and improvements to the SLOA water system and to repay a State of Washington loan to expand and improve the well and water system is \$ 180.00 per lot per year. This assessment is billed in advance and may be billed bi-annually.*

Except as modified or changed by this resolution, the remainder of the By-Laws of the Corporation shall remain in full force and effect.

THE FOREGOING RESOLUTION was approved by a vote of sixty seven percent (67%) of all memberships of the corporation eligible to vote at a duly called meeting of the members on June 28th, 2015.

I CERTIFY THE FOREGOING IS TRUE AND CORRECT

  
Secretary, Board of Trustees

ATTEST:

  
President, Board of Trustees

SKAMANIA LANDING OWNERS ASSOCIATION

**RESOLUTION OF THE MEMBERS**

WHEREAS, APPENDIX I, Paragraph 3 of the Skamania Landing Owners Association (SLOA) By-Laws sets out the description and amount of the SLOA Water System Improvement Fund Fee, and

WHEREAS, the SLOA membership agrees to increase the SLOA Water System Improvement Fund Fee to pay for major repairs and upgrades to the SLOA water system and to increase the amount of funds in the SLOA Water System Improvement Fund Account,

NOW, THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:

APPENDIX I, Paragraph 3 of the Skamania Landing Owners Association (SLOA) By-Laws is hereby amended to delete the amount of "\$180" and replace it with the amount of "\$240".

Except as modified or changed by this resolution, the remainder of the APPENDIX I to the By-Laws of the Corporation shall remain in full force and effect.

THE FOREGOING RESOLUTION was approved by a vote of sixty percent (60%) of all memberships of the corporation eligible to vote at a duly called meeting of the members on August 9th, 2015.

I CERTIFY THE FOREGOING IS TRUE AND CORRECT

  
Secretary, Board of Trustees

ATTEST:

  
President, Board of Trustees

SKAMANIA LANDING OWNERS ASSOCIATION

**RESOLUTION OF THE MEMBERS**

WHEREAS, APPENDIX I, Paragraph 4 of the Skamania Landing Owners Association (SLOA) By-Laws sets out the description and amount of the SLOA Water Use Fee, and

WHEREAS, the SLOA membership agrees to increase the SLOA Water Use Fee to pay for repairs to the SLOA Water system and to increase the amount of funds in the SLOA Water Operating Fund Account,

NOW, THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:

APPENDIX I, Paragraph 4 of the Skamania Landing Owners Association (SLOA) By-Laws is hereby amended to delete the amount of "\$250 per year" and replace it with the amount of "\$360 per year".

Except as modified or changed by this resolution, the remainder of the APPENDIX I to the By-Laws of the Corporation shall remain in full force and effect.

THE FOREGOING RESOLUTION was approved by a vote of sixty percent (60%) of all memberships of the corporation eligible to vote at a duly called meeting of the members on August 9th, 2015.

I CERTIFY THE FOREGOING IS TRUE AND CORRECT

  
Secretary, Board of Trustees

ATTEST:

  
President, Board of Trustees