

WHEN RECORDED RETURN TO:

MARIE DURBIN, SLOA SECRETARY
201 LAKESHORE DRIVE
STEVENSON, WA 98648

DOCUMENT TITLE(S) RESOLUTIONS TO AMENDED AND RESTATED BYLAWS OF SKAMANIA LANDING OWNERS ASSOCIATION, INC. ARTICLE V, SECTION 6 AND SECTION 8; ARTICLE X, SECTION 2; ARTICLE XII, SECTION 2 AND SECTION 5; ARTICLE XII, SECTION 6, 7, 8; ARTICLE VIII, SECTION 6

REFERENCE NUMBER(S) of Documents assigned or released:

AFN 2012191451

AFN 2015001672

☐ Additional numbers on page _____ of document.

GRANTOR(S):

SKAMANIA LANDING OWNERS ASSOCIATION, INC

☐ Additional names on page _____ of document.

GRANTEE(S):

SKAMANIA LANDING OWNERS ASSOCIATION, INC

☐ Additional names on page _____ of document.

LEGAL DESCRIPTION (Abbreviated: i.e. Lot, Block, Plat or Section, Township, Range, Quarter):

SECTION 34 AND 35, T2N R6E W1

☐ Complete legal on page _____ of document.

TAX PARCEL NUMBER(S):

☐ 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 #1

WHEREAS, Article V of the Skamania Landing Owners Association (SLOA) By-Laws contains various provisions relating to Board of Trustee Meeting notices to Board members and Memberships, and

WHEREAS, the SLOA membership desires to improve said notice requirements and add a required notice to the SLOA Membership of said Board of Trustee meetings,

NOW, THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:

I. Article V, Section 6 of the By-Laws is hereby amended to delete the fourth (4th) sentence in that section and replace it with the following sentence:

"Any defect in said notice may be waived by any Trustee in writing, and shall be waived by any Trustee who attends the meeting so called, unless he or she so states his or her objection to the notice at the commencement of the meeting."

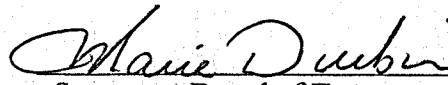
II. Article V, Section 8 of the By-Laws is hereby amended by adding the following sentence to the very beginning of Section 8:

"The Secretary shall give all memberships prior notice, personally, verbally, by prepaid United States mail, electronic communication, the SLOA web site or by telephone, of the date and time of all regular and special Board of Trustee meetings."

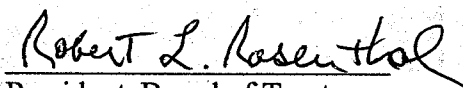
Except as modified or changed by this resolution, the remainder of the By-Laws of the Corporation shall remain in full force and effect.

THE FOREGOING RESOLUTION was approved by a vote of two thirds of all memberships of the corporation eligible to vote at a duly called meeting of the memberships on June 25, 2017.

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 #2

WHEREAS, Article X, Section 2 of the Skamania Landing Owners Association (SLOA) By-Laws contains various provisions relating to the SLOA Architectural Review Committee (ARC), and

WHEREAS, the SLOA membership desires to improve the language of said Sections 2 and to better synchronize the language of Section 2 with the other Bylaw provisions and the ARC Rules,

NOW, THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:

I. Article X, Section 2 the By-Laws is hereby amended by deleting the entire said Section 2 and replacing it with the following language:

"SECTION 2. Authority. All memberships of the corporation must obtain approval of the ARC before commencing construction or the external remodel of any structures or facilities, or fences or the removal of a tree upon a lot to which their membership is appurtenant, and pay the Water Hookup Fee for any requested approval of a new water hookup to the community water system for said lot pursuant to Article VIII, Section 5 of these Bylaws. A violation of any ARC or other rules and regulations of the community, these Bylaws and the CC&Rs discovered by the ARC shall be remedied by the membership responsible for the violation. In the event of such a violation, the Board of Trustees shall have the power to impose any enforcement actions provided in the CC&Rs and Article VIII of these Bylaws. In addition, if any membership fails to remedy such violation, the Board of Trustees shall have the power to revoke such a membership's community, park and marina privileges. Any decision of the ARC shall be binding upon the affected membership, subject to an appeal to the Board of Trustees pursuant to the provisions of Article VIII, Section 8(f)."

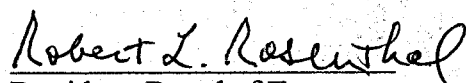
Except as modified or changed by this resolution, the remainder of the By-Laws of the Corporation shall remain in full force and effect.

THE FOREGOING RESOLUTION was approved by a vote of two thirds of all memberships of the corporation eligible to vote at a duly called meeting of the memberships on June 25, 2017.

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 #3

WHEREAS, Article XII of the Skamania Landing Owners Association (SLOA) By-Laws contains various provisions relating to Tenants and Guests, and

WHEREAS, the SLOA membership desires to improve the language and add provisions to various Sections of Article XII,

NOW, THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:

I. Article XII, Section 2 of the By-Laws is hereby amended by deleting the words "individual Board" in the second (2nd) sentence of said Section 2 and replacing them with the words, "any other SLOA".

II. Article XII, Section 5 of the By-Laws is hereby amended by deleting the second (2nd) and third (3rd) sentence in said Section 5 and replacing them with the following two sentences:

"All properly rented or leased houses pursuant to Section 5 and 7 of this Article, shall be allowed to continue as a rented or leased house until it becomes no longer rented or leased for more than six (6) consecutive months, subject to the exception set out in Section 6 of this Article. Once it becomes not rented or leased for more than six (6) consecutive months, the provisions of this Section 5 and Section 7 shall apply."

III. Article XII of the By-Laws is hereby amended by changing the numbering of the current Section 6 to "Section 7" and by inserting a new Section 6 with the following language:

"SECTION 6. Sale of Lots Subject to Rental or Lease Agreements. If a membership sells or transfers to a third party a lot with a house that is subject to a lease or rental agreement, that rental or lease agreement will remain effective after said lot sale or transfer, but only until the tenant or lessee occupying the house at the time of the sale vacates the house. Once said tenant or lessee vacates the property, the house shall not automatically be allowed to continue as an approved rented or leased house as set out in Section 5 of this Article. Once said tenant or lessee vacates the property, the membership who owns the house shall be subject to the other provisions of Section 5 and 7 of this Article."

IV. Article XII of the By-Laws is hereby amended by changing the numbering of the current Section 7 to "Section 8", and in the last line of the new "Section 8" by deleting the number "6" and replacing it with the number "7".

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

SKAMANIA LANDING OWNERS ASSOCIATION

THE FOREGOING RESOLUTION was approved by a vote of two-thirds of all memberships of the corporation eligible to vote at a duly called meeting of the memberships on June 25, 2017.

I CERTIFY THE FOREGOING IS TRUE AND CORRECT

Secretary, Board of Trustees

ATTEST:

Robert L. Rosenthal
President, Board of Trustees

SKAMANIA LANDING OWNERS ASSOCIATION

RESOLUTION OF THE MEMBERS #4

WHEREAS, Article VIII, Section 6 of the Skamania Landing Owners Association (SLOA) By-Laws contains provisions relating to a Monthly Penalty Fee for violations of SLOA rules and regulations, and

WHEREAS, the SLOA membership desires to improve the language of said Sections 6 and to modify the fee provisions for the failure of a membership to apply for approval for construction projects from the SLOA Architectural Review Committee (ARC),

NOW, THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:

I. Article VIII, Section 6 of the By-Laws is hereby amended by deleting the entire said Section 6 and replacing it with the following language:

"SECTION 6. Monthly Penalty Fee. If a membership, tenant or guest of a membership violates the terms of these Bylaws or the CC&Rs or any other lawfully promulgated rule of the Board of Trustees or SLOA Architectural Review Committee (hereinafter ARC), the so affected membership shall be notified in writing by the President or other officer of the corporation, with a specific description of the violation, the steps required of the membership to remedy the violation, a request that the violation be remedied within thirty (30) days and notification that monthly penalty fees pursuant to this Section 6 may be imposed after the thirty (30) day period if the violation is not remedied. In addition, if a membership fails to receive approval from the ARC before commencing construction or the external remodel of any structures, facilities, or fences or the removal of a tree upon a lot to which its membership is appurtenant, as required by Article X, Section 2 of these Bylaws, it may be assessed an immediate initial monthly penalty fee, in the amount set out in Appendix I to these Bylaws, which shall be exempt from the otherwise required thirty (30) day notification provisions of this Section 6. If the President or Board of Trustees decides that such violation has not been remedied within thirty (30) days of the prior notice, he, she or it shall have the authority to assess a monthly financial penalty, set out in Appendix I, for every month the violation has not been remedied. Any such financial penalty shall be enforceable in any manner set out in this Article VIII, Sections 8. Any notice required under this Section 6 shall be delivered by hand, or sent prepaid by first-class United States mail or electronic communication to the mailing address or other such address, as designated by the membership. Notice sent by email shall only be valid if it complies with the requirements of Article V, Section 4 of 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.

STAMPA LANDING OWNERS ASSOCIATION

RESOLUTION OF THE BOARD OF TRUSTEES

THE FOREGOING RESOLUTION was approved by a vote of two thirds of all memberships of the corporation eligible to vote at a duly called meeting of the memberships on June 25, 2017.

I CERTIFY THE FOREGOING IS TRUE AND CORRECT

Maie Duber
Secretary, Board of Trustees

ATTEST:

Robert L. Resenthal
President, Board of Trustees