

Return address:



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Document Title:

Amendment to CCRs

Reference Number:

990308015.9

Grantor(s):

☐ additional grantor names on page ____

1. Mount Baker View
2. Condominium Association

Grantee(s):

☐ additional grantee names on page ____

1. public
- 2.

Abbreviated legal description:

☐ full legal on page(s) ____

Assessor Parcel / Tax ID Number:

☐ additional tax parcel number(s) on page ____

MOUNT BAKER VIEW CONDOMINIUM ASSOCIATION

BOARD OF DIRECTORS' RESOLUTION REGARDING CLARIFICATION OF ARTICLE 9, SECTION 9.10 OF CREATION AND DECLARATION OF CONDOMINIUM AND OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS ("CC&R'S")

WHEREAS, CC&R Article 11, Section 11.7 authorizes the Board of Directors to adopt rules and regulations; and

WHEREAS, the Board feels it is in the best interest of all members of the Association for the Board to clarify Article 9, Section 9.10 which reads as follows:

Illegal Uses; Offensive Activity. *No unlawful, immoral, noxious or offensive activities shall be carried on in any Unit or elsewhere on the Property, nor shall anything be done therein or thereon which shall constitute a nuisance or which shall, in the judgment of the Board, cause unreasonable noise or disturbance to others.*

WHEREAS, the board wishes to clarify that the passage of smoke of any kind (including, but not limited to Tobacco, Marijuana, etc.) from one unit into another unit or interior common area shall constitute a nuisance and the offending owner shall be liable for damages and attorneys' fees incurred by the Association or an aggrieved owner as a result of and in abating that nuisance.

WHEREAS, it is a majority decision of the Board to approve this resolution.

NOW, THEREFORE, BE IT RESOLVED, the Board adopts the following resolution, which becomes effective 30 days after notice has been mailed via U.S. Postal Service to all owners of record:

The passage of smoke of any kind (including but not limited to Tobacco, Marijuana, etc.) from one unit into another unit or common area shall create a nuisance under Article 9, Section 9.10 and the offending owner shall be liable for damages and attorneys' fees incurred by the Association or an aggrieved owner as a result of and in abating that nuisance.

This resolution becomes part of the official rules and regulations of the Mount Baker View Condominium Association on March 15, 2010.

Robert A. Lewis
President

Harriet N. Bower
Secretary



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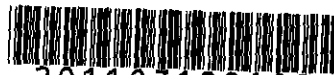
Members of Mount Baker View Condominium Association,

Ron Watts has investigated the feasibility of making Mount Baker View Condominiums a smoke free facility for all FUTURE owners or residents and has found that such a provision is legally sound as long as a 2/3 majority of the condominium association approve the enclosed addendum to the Covenants of the Mount Baker View Condominium Association. This does NOT affect present owners or residents.

Since the vast majority of people these days are non-smokers I feel that this provision would make the units more attractive to future buyers.

I hope you will all feel inclined to sign a copy of this addendum and return a copy to our secretary Harriet Bower, 910 34th St. , Anacortes, WA 98221, unit 203. Thank you.

Robert A. Knowles
President



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