

AFTER RECORDING RETURN TO:
CSD ATTORNEYS AT LAW P.S.
1500 RAILROAD AVE
BELLINGHAM, WA 98225
(360) 671-1796

TITLE OF DOCUMENT:	AMENDMENT TO BYLAWS OF SKYLINE BEACH CLUB, INCORPORATED
AF# OF AFFECTED DOCUMENT:	200907280031 Bylaws of Skyline Beach Club
GRANTOR:	SKYLINE BEACH CLUB, INCORPORATED
GRANTEE:	THE GENERAL PUBLIC

It is hereby certified by the undersigned President and Secretary, respectively, of SKYLINE BEACH CLUB, INCORPORATED, a nonprofit homeowners association, has adopted the following amendments of the Bylaws. The revisions were distributed to all members in various ballot measures and each measure passed by a majority vote of those voters who returned their ballots. Pursuant to procedures previously approved for such change, the Board of Directors then presented the ballot results to the attendees at the Annual Meeting of the membership of the Corporation held at the office of the Corporation, 6041 Sands Way, Anacortes, WA on the 22nd day of July, 2023, at which meeting a membership quorum was present.

The following constitute the amendments to the Bylaws which were originally recorded on the 28th day of July, 2009, under Skagit County Auditor File No. 200907280031.

1. Article V, Section 1, Subjection J is deleted and replaced with the following:

The Board shall submit a budget for the following year to the membership, to be mailed with the notice of the Annual Meeting, requesting membership ratification. Said budget shall be ratified unless the owners of lots to which a majority of the votes in the association are allocated reject the budget. If the budget is rejected, the budget last ratified by the owners continues until the owners ratify a subsequent budget proposed by the board. Should there arise a need for emergency repairs to existing capital improvements, the necessity for which could not reasonably have been anticipated at the time of preparation of the annual budget, the Board may authorize expenditures in excess of ten percent (10%) of the estimated annual income upon the affirmative vote of no fewer than five (5) Trustees.

2. A new Section M is added to Article V, Section 1 as follows:

In addition to such other powers conferred upon the Board, the Board shall have the power to promulgate such rules and regulations as it deems appropriate. Members shall be responsible for complying with the rules and regulations adopted by the Board and ensuring that their guests and tenants comply therewith. Publications of the Rules and Regulations on the Corporation website for a period of thirty (30) days in advance of the effective date of newly adopted rules and regulations shall be deemed official notice to all members of the existence of the rules and regulations and the obligation to comply therewith.

3. The title of Article VIII is changed to "Dues and Assessments; Enforcement of Governing Documents".

4. Article VIII, Section 1 is deleted and replaced with the following:

For the purpose of financing the activities of the Corporation, it is hereby declared that all parcels within the jurisdiction of the Corporation shall be charged and/or assessed dues at the rate set forth in the annual budget which is ratified by the members. If members purchase more than one (1) parcel, they shall pay assessed dues on each parcel owned. Those parcels designated as parks and facilities owned in-common by the members of the Corporation shall be exempt from assessments and dues.

5. Article VIII, Section 3 is deleted and replaced with the following:

Special assessments determined to be necessary by the Board of Trustees to carry out the purposes and intent of the Articles of Incorporation and these Bylaws shall be submitted to a membership election and, if approved, adopted at the Annual (or special) Meeting. Said special assessments shall provide the method and manner of payment and shall become effective immediately upon its adoption as herein provided. In the event a special meeting is called for the purpose of levying a special assessment, it shall be ratified in the same manner as ratification of the budget.


6. Article VIII, Section 4 is deleted and replaced with the following:

Any and all unpaid dues and/or special assessments herein described or authorized, charges and fees, interest, lien filing fees, attorneys' fees, court costs and other reasonable costs of collection shall become, and shall be treated as a lien upon the property of the member. The Association may record a lien with the Auditor in the event of delinquency, but no such recordation shall be required to enforce such lien; these recorded Bylaws are deemed evidence of such lien. In the event of default on the payment of the same, such lien may be foreclosed as provided by law for the foreclosure of a mechanics lien and/or collected from the member, his/her heirs, or other successors and assigns.

7. Sections 5 and 6 added to Article VIII as follows:

Section 5. The Corporation shall be entitled to recover, from a member, all attorneys' fees and costs incurred because of a failure of the member to pay dues and assessments, or special assessments, charges and/or fees in a timely manner or the failure of the member to comply with any provision of the Corporation's Articles of Incorporation, Plat, Covenants, Bylaws, or Rules and Regulations of the Corporation (collectively referred to as the "Governing Documents").

Section 6. The Board is authorized to impose monetary fines and other penalties against members for violations of the Governing Documents. The Board will approve a fine schedule prior to imposing fines or other penalties. The Board shall not impose a monetary fine or other penalty unless and until notice of the provision alleged to have been violated has been provided as required in the respective documents or as herein provided. A violator shall be offered the opportunity to appear before an Appeals Committee of the Board to explain why a fine or penalty should not be levied or to request an adjustment of the fine or penalty levied. The Board may assign its power to impose monetary fines and other penalties on the management staff of the Corporation. A late charge shall not constitute a fine.

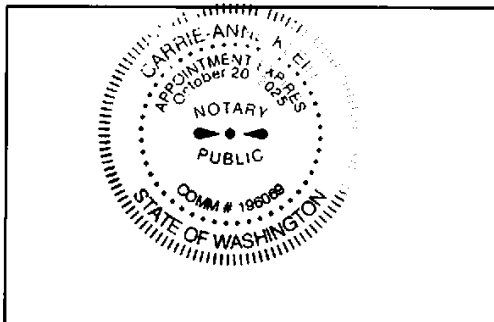

By: Teresa Carroll-Gillis
Its: President


By: Penny Harnish
Its: Secretary


STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this day personally appeared before me **TERESA CARROLL-GILLIS**, to me known to be the **PRESIDENT** of the **SKYLINE BEACH CLUB, INCORPORATED**, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute the said instrument on behalf of the corporation.

GIVEN under my hand and official seal this 18th day of August, 2023.



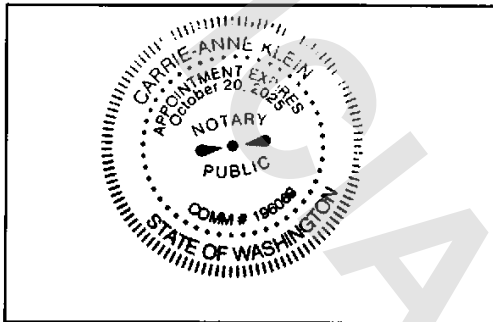
[NOTARY SEAL]


Print Name: Carrie-Anne Klein
NOTARY PUBLIC in and for the
State of Washington, Residing at Anacortes
My Commission Expires: 10/20/2025

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this day personally appeared before me **PENNY HARNISH**, to me known to be the **SECRETARY** of the **SKYLINE BEACH CLUB, INCORPORATED**, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute the said instrument on behalf of the corporation.

GIVEN under my hand and official seal this 18th day of August, 2023.



[NOTARY SEAL]

Carrie-Anne Klein
Print Name: Carrie-Anne Klein
NOTARY PUBLIC in and for the
State of Washington, Residing at Anacortes
My Commission Expires: 10/20/2025