

# LAKE SIDE VILLAGE CONDOMINIUM ASSOCIATION

## BYLAWS

Pursuant to Section 10.02 of the Declaration for LAKE SIDE VILLAGE, a Condominium (the Declaration herein), as recorded under King County Recording No. 8006030712 records of King County, Washington, the following constitute the Bylaws of the Lakeside Village Condominium Association (the "Association") which the Developer hereby adopts:

### ARTICLE I. MEETINGS

Section 1. Annual Meeting of Association. Unless a majority of the apartment owners present at a meeting of the Association determine otherwise, the annual meeting of the members of the Association shall be held at the property at 7:30 p.m. on the first Tuesday of the same month of each year as the month in which the initial meeting of the Association is held commencing with the year following such initial meeting. The purpose of the annual meeting shall be to elect Directors and to consider such other business as may come before the meeting.

Section 2. Special Meetings of the Association. ~~Special meetings of the members of the Association shall be held on call of the Chairman, any two Directors or the owners of apartments having combined more than twenty votes.~~ Special meetings shall be held for such purposes as may be set forth in the notice thereof, which notice shall be given by the Secretary of the Association when requested by the persons entitled to call the meeting.

Section 3. Notice. Notice of each meeting of the Association shall be given in writing and shall state the date, time, place and purposes of the meeting. Notices shall be deposited in the United States mail, postage paid, addressed to each owner at the address of the owner shown on the records of the Association and, if a mortgagee is entitled to a notice in accordance with Section 17 of the Declaration, to that mortgagee at its address. Notices of meetings of the Association members shall be mailed not less than 10 days nor more than 30 days prior to the date for the meeting. Any member may waive notice of any meeting at any time in writing.

Section 4. Conduct of Meeting. Conduct of meetings of the Association shall be governed by the Roberts Rules of Order, current edition. ~~No quorum~~ shall be required at any meeting of the Association.

Section 5. Proxy. Members of the Association may exercise their votes by proxy which shall be in writing and delivered to the Secretary before the meeting is convened.

Section 6. Voting. The owner or owners of an apartment shall have the number of votes at a meeting of the Association as provided for in the Declaration. Such vote shall be exercised by only one person on behalf of the owner or owners. Owners of each apartment may not divide votes between persons who are owners of one apartment. At the request of the Chairman at a meeting the owners of each apartment who are present shall identify who is to exercise the vote for the owners of the respective apartments. The Chairman will recognize the right of any person present who is one of several individuals owning an apartment, a partner of a partnership owning an apartment or a corporate officer of a corporation owning an apartment, as a person entitled to exercise the vote of the owners of the apartment.

Section 7. Balloting. In order to facilitate counting and verification of votes cast on each written ballot, if requested by the Chairman, the person exercising the vote shall identify on the ballot the apartment number and votes to which the apartment is entitled, provided that after the ballot is tabulated, received and accepted, the ballots shall be destroyed and the persons who conducted the ballot count shall treat as confidential the manner in which the vote of each apartment was cast. Other methods of facilitating verification of votes cast may be required to be complied with by the Chairman. The Chairman shall have the right to designate the person or persons who shall count ballots and report the results to the Chairman.

#### ARTICLE II. ADVISORY COMMITTEE

Section 1. Appointment. Until the Directors are elected, the Developer may appoint a committee from the various owners of apartments to constitute an Advisory Committee. Insofar as possible, the Developer shall endeavor to select members for the Committee from residents of each of the several buildings as such residents become available.

Section 2. Duties and Status. During its existence, the Advisory Committee shall act as advisor to the Developer in management of the property, shall provide liaison between the owners and the Developer, shall assist in assembling a slate of nominees to present at the initial meeting of the Association and shall do such other appropriate things as the Developer may request to assist in the management of the property and the organization and operation of the Association during the initial period preceding election of Directors. When the first Directors are elected, the Committee will terminate and no longer exist.

#### ARTICLE III. DIRECTORS

Section 1. Election of Directors. The election of Directors shall be held in accordance with Section 10.03 of the Declaration. If more than one Director is to be elected at a meeting, then each Director shall be elected separately so

that, for example, the first vacancy shall be filled by election before the nominations are closed and election is held for the second vacancy. The nominees for each vacancy who receive the most votes at the election shall be elected regardless of whether such nominee receives a majority of votes cast. The Directors shall have the authority set forth in the Declaration and as granted by the Association from time to time. The remaining Directors shall elect a person to fill any vacancy in office for the balance of the term.

Section 2. Nominations. Nominees may be proposed by committee, and nominations may be received from the floor.

Section 3. Removal. Any one or more Directors may be removed by the affirmative vote of more than 50 votes cast for removal at a special meeting called for that purpose.

Section 4. Meetings. The Directors shall hold regular meetings from time to time as they deem advisable. A special meeting may be called by any two Directors or by the Chairman. Notice of a meeting may be written or oral and shall be delivered to each director at least 24 hours prior to the time of the meeting stating the time and place of the meeting, and if it is notice of a special meeting, its purpose. Any business may be conducted at any regular meeting. Notice of a meeting may be waived in writing by any Director at any time.

Section 5. Maintenance and Additions. Subject to such limitations and authorization as may be contained in the Declaration and in the Act referred to in the Declaration, at their meetings the Directors shall determine how the necessary work of maintenance, repair and replacement of the common areas and facilities shall be carried out. In this respect the Directors may delegate authority to third persons, contract for such work, cause the same to be performed by employees of the Association or use such methods as the Directors deem best and most convenient. Subject to approval by vote of the owners as required by the Declaration, the Directors shall have the same discretion in making any addition or improvement to the common areas and facilities as they have in determining how the necessary work of maintenance, repair and replacement of such areas and facilities is to be carried out.

#### ARTICLE IV. OFFICERS AND AGENTS

Section 1. Officers and Committees. The Directors shall elect a Chairman, a Secretary and a Treasurer of the Association as provided in Section 10.06 of the Declaration. In addition, the Directors may create such other offices and committees as they deem advisable for the caretaking management of the property. All of the officers and committee members shall be responsible to the Directors who may define their authority, duties and responsibilities from time to time.

Section 2. Agent. The Directors may appoint a manager authorized to conduct all or any part of the day-to-day management of the property and delegate to such manager such duties

and authority as the Directors deem advisable. The Directors may compensate the manager and any officer for services performed. The fact that a person is elected to office shall not give rise to any contract for compensation without an express written agreement for payment of compensation which agreement has been approved in advance by the Directors. Each manager, officer and Director shall be entitled to reimbursement for reasonable and necessary expenses incurred in the business of the Association.

#### ARTICLE V. REGULATION OF PROPERTY AND RULES

Section 1. Authority. Within the limitations contained in the Declaration, the Directors shall manage the property.

Section 2. Rules. Subject to the limitations contained in the Declaration, rules and regulations governing the use of the property may be adopted by the Directors on behalf of the Association. When so adopted and communicated to the owners, such rules shall be complied with and may be enforced by legal action as provided for by law. Communication of a rule or regulation shall be deemed complete upon all of the individuals who are owners of any apartment when a copy thereof is either mailed to the owner of an apartment at the owner's address shown on the records of the Association or is delivered to one or more of the individuals who are owners of an apartment. The Association may amend or repeal any part or all of the rules and regulations and adopt new rules and regulations at any meeting of owners called for that purpose.

#### ARTICLE VI. AMENDMENT

Section 1. Amendment. These bylaws may be amended at any meeting of the members of the Association called for that purpose or at any annual meeting. Proposed amendments shall be read at two consecutive meetings before they may be adopted and no proposed amendment may be voted upon or considered unless it has been reduced to writing before the first reading.

#### ARTICLE VII. PROCEDURES FOR PERCENTAGE CHANGES

Section 1. Procedures. In the event that the owners desire to change the percentage of undivided interest of any apartment owner in the common areas and facilities the procedure herein provided for shall be applicable. In all instances the provisions of the Declaration shall apply in addition to the procedures herein set forth and, except as set forth in Section 20 of the Declaration relating to Subdivision and Combination of Apartments, no change in the percentage of undivided interest shall be made without unanimous consent of the apartments owners and mortgagees as provided in the Declaration. Such a change may be made by delivering to the Secretary of the Association the written consent of the requisite parties or by the requisite vote in person and by proxy at a meeting called specially for the purpose of acting on and considering

such a change, provided that in the case change is made by vote, then an affirmative vote for the change shall be deemed consent. The written consent of the mortgagees required by the Declaration shall also be provided to the Secretary before the change shall be effective. The Chairman may certify the amendment to the Declaration incorporating the change in accordance with Section 21.02 of the Declaration when the foregoing procedure has been complied with.

The foregoing comprise the Bylaws of the Lakeside Village Condominium Association adopted by the Developer on June 3, 1980.

ARROW DEVELOPMENT CORPORATION

By

President

By

Secretary

## ARTICLE 1 - Meetings

### SECTION 2 Special Meetings of the Association

Annual, Special or Regular Board meetings of the Association shall be OPEN to any member of the Association or persons having a legal standing of ownership as defined by Washington State Law.

Minutes of all business conducted will be recorded and made available to all homeowners.

### Section 4 Conduct of Meeting

Change Washington State Condominium Act RCW 64.34.336

#### QUORUMS:

1. A Quorum is present throughout any meeting of the Association if the owners of units to which twenty-five percent of the votes of the Association are allocated and are present in person or by Proxy at the beginning of the meeting.
2. A Quorum is deemed present throughout any meeting of the Board of Directors if persons entitled to cast fifty percent of the votes on the Board of Directors and are present at the beginning of the meeting.

## ARTICLE 4 - Officers and Agents

### Section 2 Agent Change To

No directors or family members of the Association shall be compensated for work in behalf of the Association.

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**BUDGET RCW 64.34.308**

Within thirty days after adoption of any proposed budget or special assessment for the Condominium, the Board of Directors shall provide a summary of the Budget/Special Assessment to all the unit homeowners and shall set a date for a meeting of the owners to consider ratification of the above expenditures not less than fourteen nor more than sixty days after mailing of the summary - Unless at that meeting the owners of units to which a majority of the votes in the Association are allocated or any larger percentage specified in the declaration reject the Budget/Special Assessments.

60 votes per declaration for Lakeside Village.

**PAGE 10 - SECTION 2 - ASSESSMENTS**

**SUB-SECTION: G 60 AFFIRMATIVE VOTES**

In the event the proposed Budget/Special Assessment is rejected or the required notice is not given, the periodic budget last ratified by the unit owners shall be continued until such time as the owners ratify a subsequent Budget/Special Assessment proposed by the Board of Directors.

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