

RECORDED AT THE REQUEST OF:

KIRBY DUNCAN  
17230 125<sup>TH</sup> ST SE  
SNOHOMISH, WA 98290

## **AMENDMENTS TO BYLAWS OF THE HOMEOWNERS' ASSOCIATION OF ROOSEVELT RIDGE**

REFERENCE NO.:	200510260215
GRANTOR:	ROOSEVELT RIDGE HOMEOWNERS' ASSOCIATION
GRANTEES:	ROOSEVELT RIDGE HOMEOWNERS' ASSOCIATION
LEGAL DESCRIPTION:	Portions of the SW1/4 and NW1/4 of the NE1/4, of the SE1/4 SW1/4 and NW1/4 of the SE1/4 and of the NE1/4 and SE 1/4 of the SW 1/4, All in Section 26, T 28N, R 6E, W.M.
TAX PARCEL NO.:	28062600300200, 28062600400200, 28062600100800

PURSUANT TO Article 7 of the Bylaws of The Homeowners' Association of Roosevelt Ridge, at a meeting duly convened in accordance with the Bylaws and two-thirds (2/3) or more of the Owners holding voting rights having voted to approve, the Bylaws of The Homeowners' Association of Roosevelt Ridge are amended to provide as follows:

New Article 6A is adopted as follows:

### **ARTICLE 6A RULES - ADOPTION AND ENFORCEMENT**

6A.1 Adoption of Rules. Pursuant to Sections 4.3(a) and (i) of the Declaration and Covenants, Conditions, Restrictions and Reservations of Roosevelt Ridge and RCW 64.38.020, the Board of Directors may, from time to time, adopt and publish to all Owners such Rules and Regulations as the Board of Directors deems to be reasonably necessary to provide for, ensure and protect the attractive appearance and tranquility of the Roosevelt Ridge community. Such Rules and Regulations shall be adopted at any regularly scheduled or special meeting of the Board of Directors convened in accordance with these Bylaws. The Board shall give notice of its consideration of a proposed Rule or Regulation to all Owners not less than ten (10) days prior to any vote on the question of adoption and

any such Rule or Regulation. All Rules and Regulations adopted by the Board shall be published to the Owners by the Board. As used herein the terms “notice” and “published” shall mean: 1) mailing by first class mail to the last known address of the Owner; or 2) email to any Owner who has consented in writing to the Board to receipt of notice by email at an address stated in the writing; or 3) the posting of the notice on the front door of the residence on the Owner’s Lot.

6A.2 Enforcement. In the event of any violation of any Covenant appearing in the Declaration and Covenants, Conditions, Restrictions and Reservations of Roosevelt Ridge, or of any Rule or Regulation adopted and published by the Board of Directors:

- a) Notice. The Board of Directors may give notice to the Owner in violation by the posting of the notice on the front door of the residence on the Owner’s Lot and such notice shall
  - (1) describe in reasonable detail the nature of the violation;
  - (2) the corrective action required to end the violation or bring the Lot into conformity with the Declaration and these Bylaws;
  - (3) the time by which such corrective action must be taken; and
  - (4) the amount of any fine imposed by the Board and which will commence to accrue in accordance with subsection b) below;
- b) Fines. The Board of Directors may impose a fine of up to \$50.00 per day for each violation and each day such violation continues to exist commencing on the third day following the posting of the notice as hereinabove provided;
- c) Appeal. Any Owner having received a notice of violation from the Board shall be entitled to appeal the Board’s conclusion that a violation exists and may also appeal the fine imposed by the Board.
  - (1) The appeal shall be commenced by the giving of a written notice of appeal by first class mail addressed to the Board of Directors at P.O. Box \_\_\_\_\_ within ten (10) days following the posting of the notice of violation;
  - (2) A quorum of the Board shall consider the appeal at a hearing which must occur within ten (10) days following the Board’s receipt of the notice of appeal;
  - (3) The Owner and persons speaking on the Owner’s behalf shall be entitled to present the Owner’s appeal at the hearing;
  - (4) The result of the appeal shall be determined by a majority vote of those Board members who attended the appeal hearing and their decision shall be issued within seventy-

d) Remedies. The Association, by action of the Board of Directors, shall be entitled to record a lien against the Lot of the violating Owner and enforce the same in the manner provided for enforcement of liens for assessments set forth in Sections 6.10, 6.12 and 6.13 of the Declaration and Covenants, Conditions, Restrictions and Reservations of Roosevelt Ridge.

# HOMEOWNERS' ASSOCIATION OF ROOSEVELT RIDGE

Secretary of the Board of Directors

On this day personally appeared before me \_\_\_\_\_ and \_\_\_\_\_, to me known to be the President and Secretary, respectively, of the Homeowner's Association of Roosevelt Ridge and acknowledged the said instrument to be the free and voluntary act and deed of said Association, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute the said instrument on behalf of said Homeowner's Association of Roosevelt Ridge.

PRINT NAME: \_\_\_\_\_  
 NOTARY PUBLIC in and for the State of Washington.  
 My Appointment Expires: \_\_\_\_\_