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DECLARATION OF PROTECTIVE RESTRICTIONS

FOR

THE PLAT OF USELESS BAY BEACH AND COUNTRY CLUB, DIVISION NO. 11

DATED OCTOBER 9 1978

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E. RUANE & CO. AUDITOR  
ISLAND COUNTY, WASH.  
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WHEREAS, the undersigned are the owners of all the real property included within the Plat of USELESS BAY BEACH AND COUNTRY CLUB, DIVISION NO. ELEVEN, as recorded in Volume 12 of Plats, Page 64 Records of Island County, State of Washington (hereinafter called "Division No. 11"); and

NOW THEREFORE, the undersigned hereby declare as follows:

1. GENERAL PROVISIONS: All of the real property situated within Division No. 11 is and shall be held, transferred, sold, conveyed and occupied subject to the conditions, covenants, restrictions, reservations and easements hereinafter set forth in this Declaration of Protective Restrictions, all of which shall run with the land and be binding upon all of the present and future owners of said real property, and all persons claiming under them as hereinafter provided.

2. BUILDING RESTRICTIONS AND LIMITATIONS: All lots in Division No. 11, shall be used for residential purposes only (which lots are hereinafter sometimes designated as "residential lots").

No building structure, improvement, fence or recreational facility shall be erected, placed, altered or maintained in Division No. 11 until the building plans, specifications, and plot plan, showing the elevations, exterior materials, heights, fences, exterior colors and location have been approved by USELESS BAY BEACH AND COUNTRY CLUB, INC. or its successor or its nominee, with respect to these restrictions and unless the maintenance is in conformance with such approval.

After October 9, 1978, no building, trailer, tent or structure of any kind shall be erected on any residential lot within Division No. 11 prior to the erection of the main dwelling house thereon, except that a garage or other small building of permanent construction may be erected for purposes of assisting in the construction of the permanent dwelling house and appurtenances and of storing of tools and other articles prior to the erection of the same without the written permission of USELESS BAY BEACH AND COUNTRY CLUB, INC., or its successor or its nominee. Any such garage, building, vehicles, trailer, machines, tools, construction

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materials, tent or structure, other than an approved permanent dwelling and appurtenances which conforms to these covenants, shall be removed within twelve (12) months after construction of the permanent dwelling house or appurtenance begins.

Except as otherwise set forth on the face of the plat of Division No. 11, the following setback provisions shall be applicable:

No building or structure shall be constructed closer than thirty (30) feet to the margin of any street or road except Lot 16 whose building setback shall be twenty (20) feet.

No building or structure shall be built closer than six (6) feet to any side property line of any residential lot, except that in the event a side property line abuts a side road, the setback shall be not less than ten (10) feet therefrom.

No building or structure shall be built closer than twenty (20) feet to the rear property line of any residential lot.

In the event that a contiguous area covering more than one residential lot, as platted in Division No. 11, is held in common ownership, the lot lines for the purpose of this paragraph 2 shall be the outside boundary lines of that entire area.

All setback and building lines shown on the face of the Plat of Division No. 11 shall be strictly observed.

No structure shall be erected, altered, placed or permitted to remain on any residential lot other than one detached, single family dwelling for single family occupancy only, the habitable main floor area of which, exclusive of garage, open entry, porches and patios, shall be not less than one thousand (1,000) square feet, except a private garage and other outbuildings appurtenant to such dwelling house, including without limitation, garden house, boat house, pergola, conservatory, or other similar structure, architecturally in harmony therewith and of permanent construction and incidental and necessary to residential use of said residential lot. All structures shall be of new construction, and no dwelling on Lots 1 through 15 inclusive shall have a maximum height over twenty-seven (27) feet, nor any dwelling of Lot 16 have a maximum height over seventeen (17) feet, above the level of the existing street. No structure shall be occupied as a residence until the installation of adequate plumbing, including connection to septic tanks or sewer. No additional filling or grading shall be permitted on any residential lot other than minor adjustments to existing ground-line to facilitate residential construction.

Construction on any lot shall require a building permit and sewerage disposal permit from Island County, prior to commencement of work.

The work of construction or erection of all building and structures shall be prosecuted diligently from commencement of such construction or erection, and the exterior of such buildings and structures shall be completed within twelve (12) months after construction begins.

3. NOXIOUS USE OF PROPERTY: No noxious, noisy, illegal or offensive activity shall be carried on upon any lot nor shall anything be done which may be or become an annoyance or nuisance to the neighborhood.

No fence, hedge, or shrubbery, shall be erected or permitted to remain or allowed to grow to a height exceeding four (4) feet along any front or back yard or six (6) feet along any side yard of Lots 1 through 16. All residential lots shall be kept free of uncut grass, thistles and weeds.

No goods, signs, equipment, trucks, vehicles or paraphernalia used or designated for use in connection with any business, service, or trade shall be kept or stored in the open on any residential lot or street. No commercial activity of any kind, except for a home occupation that does not detract from the residential character shall be carried on upon any lot.

4. TREES: Care and maintenance of trees on all residential lots shall be the responsibility of the respective owners of the respective lots, provided, however, that for the purpose of this paragraph, and as to residential lots which are the subject of contracts of purchase and sale, the term "owners" means contract vendees and their assigns only, to the exclusion of the contract vendors thereof. No trees shall be allowed to grow to a height of more than eighteen (18) feet.

5. ANIMALS: No fowl, rodents, hogs, cattle, horses, sheep, goats or similar livestock shall be maintained on the residential lots at any time. Household pets shall be permitted. Not more than one accessory building on any one residential lot shall be permitted for use in the housing of such household pets. Any such building shall be located not less than twenty-five (25) feet from any place of human habitation other than the owner's.

6. ELECTRICAL & TELEPHONE SERVICE ENTRANCE: All electrical, telephone or other service wires shall be located underground from the street utilities to the entrance of private buildings. No overhead lines will be permitted on any residential lots or buildings thereon.

7. RESTRICTIONS AS TO USE OF BULKHEADS AND SHORELANDS: No bulkhead shall be built or maintained on Lot sixteen (16) southerly of the tide line where a twelve (12) foot tide, as shown in the then current tide charts, intersects the normal existing beach, nor shall any shoreland be altered or drift logs be removed from its natural state without the approval of USELESS BAY BEACH AND COUNTRY CLUB, INC., or its successor.

No structure whatsoever, including but not limited to fences or railroad tracks for boat launching, shall be erected or maintained southerly of the line above permitted for bulkheads, and other tracks or other apparatus for boat launching shall not be higher than the approximate existing level of the beach. No vehicle shall be allowed on Lot 16 southerly of the main dwelling.

8. USELESS BAY BEACH AND COUNTRY CLUB, INC.: Each fee owner or contract purchaser of a residential lot or lots situated within Division No. 11 shall become a member of USELESS BAY BEACH AND COUNTRY CLUB, INC., a non-profit Washington Corporation, and its successors (hereinafter in this paragraph 8 called the "Corporation") on the following terms and conditions:

(a) Each membership in the Corporation shall be governed by the Articles of Incorporation, By-Laws and rules and regulations of the Corporation, including any amendments or revisions thereof which may hereafter be effected from time to time.

(b) Each fee owner or contract purchaser shall maintain his membership in the Corporation in good standing, subject to the aforesaid Articles, By-Laws and rules and regulations, as long as he shall continue to have a fee owners or contract purchaser's interest in said residential lot or lots. The membership shall cease and terminate upon the bona fide transfer of ownership of said residential lot or lots by the member (it being understood that the sale of the realty under a real estate contract or assignment of a vendee's interest in a real estate contract shall constitute a transfer of ownership for the purposes of termination of membership).

(c) Each member shall pay when due all fees, dues, charges or assessments which may from time to time become payable to the Corporation; and any default or defaults on such obligations or otherwise with regard to the member's duties and obligations as a member of the Corporation, shall subject said defaulting member and/or the residential lot or lots owned or being purchased by said defaulting member to such claims, damages, liens, mortgages, penalties and/or other liabilities

as may now or hereafter be provided for by law or in the aforesaid Articles, By-Laws and rules and regulations of the Corporation.

9. TERMS: The conditions, covenants, restrictions, reservations and easements set forth in this Declaration of Protective Restrictions shall become effective \_\_\_\_\_ 1978, and shall remain effective thereafter unless sooner modified or terminated in accordance with paragraph 10 hereof.

10. AMENDMENTS: This Declaration of Protective Restrictions may be amended, revised, modified or terminated, in whole or in part, by the approval of 65% of the combined total of all of the owners of all residential lots situated within Divisions 8, 9 and 11, and by approval of USELESS BAY BEACH AND COUNTRY CLUB, INC., or its successor, which approval shall be in accordance with the Articles and By-Laws thereof, pursuant to a meeting of the members after notice thereof, and recorded in Island County, Washington, in a similar manner as a deed, signed by the President and Secretary, stating the date of the meeting, the giving of appropriate notice and the number of affirmative votes cast by attending members. The term owners as used in this paragraph 10, shall be deemed to include persons purchasing residential lots under real estate contracts, but shall exclude sellers under real estate contracts (and assignors of vendees' interests, etc.). When voting on any proposed amendment, revision or termination, each owner shall be entitled to only one vote for any residential lot or lots owned or being purchased by him.

11. VIOLATIONS: In the event of the violation of any of the conditions, covenants, restrictions, reservations or easements set forth in this Declaration of Protective Restrictions, it shall be lawful for USELESS BAY BEACH AND COUNTRY CLUB, INC., or its successor, or for any owner (including contract sellers and purchasers) of any real property situated within Division No. 11 or of any additional real property hereafter platted on Whidbey Island, Island County, Washington, by said H & H PROPERTIES, INC., by plats designating such additional real property as a division of "Useless Bay Beach and Country Club, Inc." (or its successor) to prosecute any proceedings at law or in equity against such person or persons causing or attempting to cause any such violations, and to prevent him or them from so doing or to recover damages arising from any such violation, or both.

12. INVALIDATION: Invalidation of any of the conditions, covenants, reservations or easements set forth in this Declaration of Protective Restrictions

by a judgment of any court of competent jurisdiction shall in no wise affect any of the other provisions, all of which remain in full force and effect.

13. IDENTITY: As used in this Declaration of Protective Restrictions, the name USELESS BAY BEACH AND COUNTRY CLUB, INC., includes, but is not limited to, USELESS BAY COLONY.

Dated as of the 9th day of October, 1978.

H & H PROPERTIES, INC.

By William H. Stevens  
President

By Paul M. Olson  
Secretary

by a judgment of any court of competent jurisdiction shall in nowise affect any of the other provisions, all of which remain in full force and effect.

13. IDENTITY: As used in this Declaration of Protective Restrictions, the name USELESS BAY BEACH AND COUNTRY CLUB, INC., includes, but is not limited to, USELESS BAY COLONY.

Dated as of the 9th day of October, 1978.

H & W PROPERTIES, INC.

By William A. Liggins  
President

By Carol M. Olaus  
Secretary

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ISLAND COUNTY, WASH.  
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#### AGREEMENT

THIS AGREEMENT is made and entered into this 29<sup>th</sup> day of November, 1990, by and between USELESS BAY GOLF AND COUNTRY CLUB, a Washington nonprofit corporation, hereinafter referred to as the "Golf Club," and USELESS BAY COLONY, formerly known as USELESS BAY BEACH AND COUNTRY CLUB, a Washington nonprofit corporation, hereinafter referred to as "Colony Club."

#### RECITALS

- 1) The parties hereto have previously operated facilities for the mutual benefit of those persons who are owners of property, more particularly described in Exhibit A attached hereto and by this reference incorporated herein, or members of the Useless Bay Golf and Country Club.
- 2) The parties entered into a Joint Venture Agreement on May 7, 1973, and a subsequent amendment thereto, which agreement is being terminated concurrently herewith.
- 3) The parties desire to enter into an Agreement to determine the rights of parties with respect to the use of the Clubhouse, the swimming pool, and the tennis courts; and to clarify the relationship between the parties with respect to future development and costs.

NOW THEREFORE, the parties hereto agree as follows:

1. The Colony Club hereby transfers to the Golf Club all its right, title and interest in and to the real properties described in Exhibit B attached hereto, and by this reference incorporated herein.
2. The Golf Club hereby relinquishes any and all claims it has, or may have had, for reimbursement from the Colony Club for any claimed operating losses, maintenance, development expenditures, or any other charges which may have been due from the Colony Club to the Golf Club under the Joint Venture Agreement dated May 7, 1973, as amended.

(1)

CHINOOK DR.

1012 3rd Avenue N.W.



3. The Golf Club agrees to bear all future costs, charges, or expenses for the operation, maintenance and development of the properties conveyed to the Golf Club, except as follows:

a. The Colony Club shall share a portion of the net operating expense relating to the swimming pool. The contribution paid by the Colony Club shall be proportionate, based on the ratio of the number of Colony Club members using the swimming pool to the number of Golf Club members, including social members of the Golf Club, using the swimming pool. (For example, in 1989 such contribution would have been approximately \$4,000.00, based on a ratio of 1:5.)

b. A swimming pool committee shall be established consisting of members of the Golf Club and the Colony Club, with the number of members from each Club to be determined in accordance with the ratio identified in paragraph 3.a.

4. The Colony Club members shall have access to and use of the facilities of the Golf Club under the same terms and conditions as have heretofore existed with respect to the use of the facilities by Colony Club members.

The Colony Club memberships, hereinafter referred to as "Colony memberships," shall be available to those who are owners of a lot or a condominium unit in one of the properties described in Exhibit A. The Colony memberships shall inure to the benefit of any subsequent owner of any lot or condominium unit as described herein, and as more particularly described as set forth in Exhibit A.

5. Colony members shall be charged \$2.50 each per month in order to maintain their Colony membership in good standing with the Golf Club. Colony membership dues shall correspond to charges set for "social memberships" as currently defined in the Bylaws of the Golf Club.

For a period of five (5) years from the date of signing this agreement, Colony membership dues shall remain at \$2.50 per month, to be collected annually by the Colony Club and paid to the Golf Club. After five years, such dues shall be subject to change on the same percentage as dues may increase for "social members" of the Golf Club: provided, however, that Colony membership dues shall not be increased so as effectively to exclude Colony Club members from the use of named facilities:

6. This Agreement has been ratified by vote of a simple majority of the membership of Useless Bay Beach and Country Club and by the Board of Directors of Useless Bay Golf and Country Club and is effective as of the date of signing of this agreement.

Useless Bay Beach and Country Club, Inc.

By: Raymond L. Johnson By: Frederick C. Brown  
President Secretary

Useless Bay Golf and Country Club, Inc.

By: Malvin L. Wilson By: Paul E. Guilkey  
President Secretary

### Exhibit A

Useless Bay Beach and Country Club Division No. 1, according to the plat recorded in Volume 7 of Plats, page 54, records of Island County, Washington.

Useless Bay Beach and Country Club Division No. 2, according to the plat recorded in Volume 7 of Plats, page 60, records of Island County, Washington.

Useless Bay Beach and Country Club Division No. 3, according to the plat recorded in Volume 7 of Plats, page 70, records of Island County, Washington.

Useless Bay Beach and Country Club Division No. 4, according to the plat recorded in Volume 8 of Plats, page 8, records of Island County, Washington.

Useless Bay Beach and Country Club Division No. 5, according to the plat recorded in Volume 8 of Plats, page 9, records of Island County, Washington.

Useless Bay Beach and Country Club Division No. 6, according to the plat recorded in Volume 8 of Plats, pages 41-45, records of Island County, Washington.

Useless Bay Beach and Country Club Division No. 7, according to the plat recorded in Volume 8 of Plats, pages 68-71, records of Island County, Washington.

Useless Bay Beach and Country Club Division No. 8, according to the plat recorded in Volume 8 of Plats, page 8, records of Island County, Washington.

Useless Bay Beach and Country Club Division No. 9, according to the plat recorded in Volume 10 of Plats, page 53, records of Island County, Washington.

Useless Bay Beach and Country Club Division No. 10, according to the plat recorded in Volume 10 of Plats, pages 72-75, records of Island County, Washington.

Useless Bay Beach and Country Club Division No. 11, according to the plat recorded in Volume 12 of Plats, page 64, records of Island County, Washington.

Useless Bay Beach and Country Club Division No. 12, according to the plat recorded in Volume 10 of Plats, page 59, records of Island County, Washington.

Useless Bay Beach and Country Club Division No. 14, according to the plat recorded in Volume 11 of Plats, pages 49-52, records of Island County, Washington.

Exhibit B

(25) 1. Beginning at the West quarter corner of Section 18, Township 29 North, Range 3 E.W.M.; thence North  $01^{\circ}30'30''$  East along the West line of said section a distance of 1394.80 feet; thence South  $85^{\circ}00'00''$  East a distance of 146.60 feet; thence along the arc of a curve to the right having a radius of 246.92 feet and subtending an angle of  $57^{\circ}20'00''$  for 247.08 feet; thence South  $27^{\circ}40'00''$  East for 186.26 feet; thence due South for 50.00 feet to the true point of beginning; thence continue due South for an additional 100.00 feet; thence East for 200.00 feet; thence North for 100.00 feet; thence West for 200.00 feet to the true point of beginning; being a portion of the Southwest quarter of the Northwest quarter of said Section 18 and containing 0.46 acres.

Situate in the County of Island, State of Washington.

2. A portion of the Northwest quarter of Section 18, Township 29 North, Range 3 E.W.M., described as follows:

23 155 Commencing at the most southerly corner of Lot 60 in the Plat of Useless Bay Beach and County Club Division No. 10, as recorded in Island County Auditor's Office; thence continue on the Southeasterly line of said lot produced bearing South  $40^{\circ}48'54''$  West for 16.37 feet; thence North  $86^{\circ}15'11''$  West for 204.07 feet to the true point of beginning, hereinafter called Point "A"; thence South 179.55 feet; thence North  $89^{\circ}25'19''$  West for 178.00 feet to the Easterly right of way line of County Club Drive; thence North  $27^{\circ}40'31''$  West along said right of way for 106.48 feet; thence North  $76^{\circ}36'02''$  East for 178.86 feet; thence North  $51^{\circ}50'32''$  East for 67.98 feet to the true point of beginning and containing 0.60 acres.

Situate in the County of Island, State of Washington

3. A portion of the Northwest quarter of Section 18, Township 29 North, Range 3 E.W.M., described as follows:

Commencing at the most Southerly corner of Lot 60 in the Plat of Useless Bay Beach and Country Club Division No. 10, as recorded in Island County Auditor's Office; thepce continue on the Southeasterly line of said lot produced bearing South  $40^{\circ}48'54''$  West for 16.37 feet; thence North  $86^{\circ}15'11''$  West for 204.07 feet to the true point of beginning, hereinafter called Point "A"; thence South  $51^{\circ}50'32''$  West for 67.98 feet; thence North  $13^{\circ}54'48''$  West for 144.00 feet; thence North  $76^{\circ}05'12''$  East for 85.00 feet; thence South 120.00 feet to the true point of beginning and containing approximately 0.24 acres.

Also an easement for road and utilities purposes described as follows: a strip of land being 20 feet in width measured at right angles and lying northerly of the following described line: commencing at above mentioned Point "A", the true point of beginning; thence South

51° 50' 32" West for 67.98 feet; thence South 76° 37' 02" West for 178.86 feet to an intersection with the easterly right of way line of Country Club Drive.

The grantor reserves an easement for road and utilities purposes described as follows: a strip of land being 20 feet in width measured at right angles and lying southerly of the following described line: commencing at above mentioned Point "A", the true point of beginning, thence South 51° 50' 32" West for 67.98 feet; thence South 76° 36' 02" West for 178.86 feet to an intersection with the easterly right of way line of Country Club Drive.

Situate in the County of Island, State of Washington

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ARTICLES OF INCORPORATION  
OF  
USELESS BAY BEACH AND COUNTRY CLUB, INC.

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KNOW ALL MEN BY THESE PRESENTS: That we, FLOYD E. HOWARD, BARBARA L. HOWARD, CHRISTIAN H. SIEVERS, SHIRLEY J. SIEVERS and HOWARD F. SIEVERS, residing in the State of Washington, and being citizens of the United States, each being over the age of twenty-one years, and being desirous of forming a corporation under Title 24 Revised Code of Washington, relating to non-profit corporations, do hereby associate ourselves together for the purpose of forming a non-profit corporation and make, subscribe, execute and adopt, in triplicate, the following Articles of Incorporation, and certify as follows:

ARTICLE I.

The name of the corporation shall be  
USELESS BAY BEACH AND COUNTRY CLUB, INC.

ARTICLE II.

The purpose for which this corporation is formed  
are:

1. To purchase or otherwise acquire, construct, improve, develop, repair, maintain, operate, care for and/or

dispose of streets, roadways, easements, parkways, playgrounds, open spaces and recreational areas, tennis courts, beaches, boat landings, mooring basins, floats, piers, clubhouses, swimming pools and/or swimming areas, bath houses, places of amusement, community buildings, community clubhouses and in general community facilities appropriate for the use and benefit of its members and of any and all realty hereafter platted on Whidbey Island, Washington, by H & H Properties, Inc., a Washington corporation.

2. To build, improve and maintain roadways, culverts, bridges and drainage areas and to provide for the improving, cleaning and sprinkling of streets, and for collection and disposal of the street sweepings, garbage, ashes, rubbish and the like; to prevent and suppress fires, to provide police protection, and to make and collect charges to cover the costs and expenses therefor.

3. To improve, light and/or maintain streets, roads, alleys, courts, walks, gateways, fences and ornamental features now existing or hereafter to be erected or created, and shelters, comfort stations and/or buildings and improvements ordinarily appurtenant to any of the foregoing; to improve, plant and maintain grass plots and other areas, trees and plantings within the lines of the street immediately adjoining the properties of its members and of said H & H Properties, Inc.

4. So far as it can legally do so, to grant franchises, rights-of-way and easements for public utilities or other purposes.

5. To acquire by gift, purchase, lease or otherwise, and to own, hold, enjoy, operate, maintain, and to convey, sell, lease, transfer, mortgage and otherwise encumber, dedicate for public use and/or otherwise dispose of real and/or personal property and interests therein wherever situate.

6. To exercise such powers of control, interpretation, construction, consent, decision, determination, modification, amendment, cancellation, annulment, and/or enforcement of covenants, reservations, restrictions, liens and charges imposed upon the realty referred to in Article II, Section I, hereof, and as may be vested in, delegated to, or assigned to this corporation and such duties with respect thereto as may be assigned to and assumed by this corporation.

7. To appropriate, purchase, divert, acquire and store water from streams, water courses, wells or other source, and to distribute the water so appropriated and acquired to its members for use upon the lands of said members and for domestic purposes; to acquire, own, construct, hold, possess, use and maintain such pumping plants, tanks, pipe lines, reservoirs, ditches, buildings, roads, trails, and appliances, and such



other property, including water rights and shares of stock in other corporations as this corporation may from time to time desire to acquire or purchase for furnishing and supplying water to its members; provided that this corporation shall not use or dispose of such water as a public utility, but solely for the use and benefit of its members and for the irrigation of lands and domestic and other useful and beneficial purposes.

8. To fix, establish, levy and collect such fees, dues, charges and/or assessments as may be necessary, in the judgment of the Board of Trustees, to carry out any or all of the purposes for which this corporation is formed, but not in excess of the maximum from time to time fixed by the By-Laws.

9. To expend the moneys collected by this corporation from assessments, fees, dues and charges and other sums received for the payment and discharge of costs, expenses, and obligations incurred by this corporation in carrying out any or all of the purposes for which this corporation is formed.

10. Generally, to do any and all lawful things which may be advisable, proper, authorized and/or permitted to be done by this corporation under or by virtue of any restrictions, conditions, and/or covenants or laws affecting the realty referred to in Article II, Section 1, hereof, or any portion thereof (including areas now or hereafter dedicated to public use); and to do and perform any and all acts which may be

either necessary for, or incidental to, the exercise of any of the foregoing powers or for the peace, health, comfort, safety, and/or general welfare of the members of this corporation.

11. To borrow money and mortgage, pledge or hypothecate any or all of the real or personal property of this corporation as security for money borrowed or debts incurred; and to do any and all things that a corporation organized under said laws of the State of Washington may lawfully do when operating for the benefit of its members or the property of its members, but without profit to this corporation.

12. Generally, to do and perform any and all acts which may be either necessary or proper for, or incidental to, the exercise of any of the foregoing powers and such powers granted by the provisions of Title 24, Revised Code of Washington, and other laws of the States of Washington relating to non-profit corporations.

13. Nothing contained in these Articles of Incorporation shall be construed as authorizing or permitting this corporation to own, manage or operate any real or personal property for profit. It is the intention and purpose that the business of this corporation shall not be carried on for profit either to itself or for the benefit of its members, and wherever it is authorized to collect fee, dues, charges or assessments it shall

have no power or authority to use said fees, dues, charges or assessments except as necessary.

### ARTICLE III.

This corporation shall at all times hereafter be a joint and mutual association of the above named incorporators and such other persons as may hereafter be admitted to membership in accordance with the By-Laws of the corporation. Membership in this corporation and certificates evidencing the same shall be inseparably appurtenant to the respective lots shown on all plats of realty on Whidbey Island, Washington, hereafter filed by said H & H Properties, Inc., and upon transfer of ownership or contract for sale of any such tract, the membership and certificate of membership shall ipso facto be deemed to be transferred to the grantee or contract purchaser. No membership or certificate of membership may be transferred, assigned, or conveyed in any manner other than in the manner herein set forth. In the event of the death of a member, the membership and certificate of membership of such deceased member shall be and become the property of the personal representative of such deceased member upon appointment and qualification as such in a judicial proceeding and such personal representative shall have all of the rights, privileges and liabilities of such member until title shall be transferred or contracted to be transferred.

ARTICLE IV.

The number of trustees of this corporation shall not be less than five (5) nor more than eleven (11). The names of the initial trustees, who shall manage the affairs of the corporation for not less than two (2) months and not more than six (6) months and until their successors are elected by the members are:

<u>NAME</u>	<u>ADDRESS</u>
Floyd E. Howard	Langley, Washington
Christian H. Sievers	Langley, Washington
Howard F. Sievers	Langley, Washington
William H. Sievers	Langley, Washington
Robert B. Olson	Langley, Washington

ARTICLE V.

The time of the existence of this corporation shall be perpetual.

ARTICLE VI.

The principal place of business of this corporation shall be Langley, Washington.

ARTICLE VII.

The qualifications of the members of this corporation, and the property, voting and other rights and privileges, and the liabilities to charges and assessments, of the members, shall be set forth in the By-Laws of the corporation.

IN WITNESS WHEREOF, we, the undersigned, the

incorporators of this corporation have on this 15th day of  
May, 1963, hereunto set our hands.

Signed  
\_\_\_\_\_  
(Floyd E. Howard)

Signed  
\_\_\_\_\_  
(Barbara L. Howard)

Signed  
\_\_\_\_\_  
(Christian H. Sievers)

Signed  
\_\_\_\_\_  
(Shirley J. Sievers)

Signed  
\_\_\_\_\_  
(Howard F. Sievers)

162936

**APPROVED**  
AS TO FORM AND FILED

ARTICLES OF AMENDMENT TO ARTICLES OF INCORPORATION, JUNE 5 1964

OF  
USELESS BAY BEACH AND COUNTRY CLUB, INC.

VICTOR A. MEYERS  
SECRETARY OF STATE  
*[Signature]*  
(MRS.) JEAN C. DUNKER  
ASSISTANT SECRETARY OF STATE

THIS IS TO CERTIFY: That at a meeting of the members and trustees of USELESS BAY BEACH AND COUNTRY CLUB, INC., a Washington non-profit corporation, duly called and regularly held on the 30th day of July, 1963, at which meeting all of the members and trustees were present, a resolution was unanimously adopted upon the vote of all of said members and trustees of the corporation to amend Paragraph 1 of Article II as follows:

"1. To purchase or otherwise acquire, construct, improve, develop, repair, maintain, operate, care for and/or dispose of streets, roadways, easements, parkways, playgrounds, open spaces and recreational areas, tennis courts, beaches, boat landings, mooring basins, floats, piers, clubhouses, swimming pools and/or swimming areas, bath houses, places of amusement, community buildings, community clubhouses and in general community facilities appropriate for the use and benefit of its members and of any and all realty hereafter platted on Whidbey Island, Washington, by H & H Properties, Inc., a Washington corporation, by plats designating such realty as a division of 'Useless Bay Beach and Country Club';

and to amend Article III of the Articles of Incorporation to read as follows:

III.

"This corporation shall at all times hereafter be a joint and mutual association of the above named incorporators and such other persons as may hereafter be admitted to membership in accordance with the By-laws of the corporation. Membership in this corporation and certificates evidencing the same shall be

USELESS BAY BEACH AND COUNTRY CLUB, INC. -3- AND THE INCORPORATORS WHO DEPOSITED

JUN 22 1964

inseparably appurtenant to the respective lots shown in all plats of realty on Whidbey Island, Washington hereafter filed by said H & H Properties, Inc. by plats designating such realty as a division of 'Useless Bay Beach and Country Club', and upon transfer of ownership or contract for sale of any such tract, the membership and certificate of membership shall ipso facto be deemed to be transferred to the grantee or contract purchaser. No membership or certificate of membership may be transferred, assigned, or conveyed in any manner other than in the manner herein set forth. In the event of the death of a member, the membership and certificate of membership of such deceased member shall be and become the property of the personal representative of such deceased member upon appointment and qualification as such in a judicial proceeding and such personal representative shall have all of the rights, privileges and liabilities of such member until title shall be transferred or contracted to be transferred".

IN WITNESS WHEREOF, the President and Secretary of the corporation have executed these Articles of Amendment in triplicate and affixed the corporate seal thereunto as of the 20th day of July, 1963.

*Floyd E. Howard*  
(Floyd E. Howard) President

*Howard F. Sievers*  
(Howard F. Sievers) Secretary

(CORPORATE SEAL)

STATE OF WASHINGTON )  
as  
COUNTY OF KING )

I, the undersigned, a Notary Public, do hereby certify that on the 6 day of June, 1963, personally appeared before me FLOYD E. HOWARD and HOWARD F. SIEVERS, to me known to be the President and Secretary, respectively, of USELESS BAY BEACH AND COUNTRY CLUB, INC., and the individuals who executed

-

JUN 22 1964

Recorded at Request of

Useless Bay Beach and Country Club  
Board of Trustees  
PO Box 956  
Freeland WA 98249

#96 004012 TYPE: ARC 17.00  
BK 703 PG 1711 3/11/96 12:35:32 PM  
Art Hyland, ISLAND COUNTY AUDITOR  
DEPUTY: LR REQUESTED BY:  
USELESS BAY BEACH & COUNTRY CLUB

AMENDMENT  
OF DECLARATION OF PROTECTIVE RESTRICTIONS  
FOR THE PLAT OF USELESS BAY BEACH AND COUNTRY CLUB, DIVISION NO. 11

Pursuant to Paragraph 10 of the Declaration of Protective Restrictions for the Plat of Useless Bay Beach and Country Club, Division No. 11 dated October 9, 1978 and recorded October 9, 1978 with the Island County Auditor under Auditor's File No. 340914, Paragraph 2, Building Restrictions and Limitations is amended, in part, to add the following language to the end of Paragraph 2 of the said Declaration:

Notwithstanding the above stated height restriction of twenty-seven (27) feet, the dwelling on Lot 7, Division 11 shall be permitted to reach a maximum height of thirty-three (33) feet above the level of the existing street, in accordance with Richard W. and Sally N. Maiders' plans and specifications for an addition approved by the Architectural Committee on October 8, 1994.

All other provisions of said Paragraph 2, Building Restrictions and Limitations and all other provisions of said protective restrictions are unchanged and remain in full force and effect.

The date of the meeting at which the said protective restrictions were amended was NOVEMBER 30 1995 after appropriate notice pursuant to the By-laws of the organization. 20 affirmative votes were cast in person or by proxy representing 71 % of the owners of residential lots situated within Divisions 8, 9 and 11 of Useless Bay Beach and Country Club, Inc.

Art Hyland  
President

9 March 1996  
Date

Mary J Odernat  
Secretary

6 March 1996  
Date

3-11-96



12/11/02



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ISLAND COUNTY AUDITOR

AMO

**AFTER RECORDING MAIL TO:**

Useless Bay Colony, Inc.  
Post Office Box 956  
Freeland, WA 98249

**Amendment No. 1**

L48233-W

\$26

November 24, 1990 Agreement

recorded under AFN 90022601

THIS AMENDMENT NO. 1 to the November 24, 1990 Agreement by and between USELESS BAY GOLF AND COUNTRY CLUB ("Club"), a Washington nonprofit corporation, and USELESS BAY COLONY ("Colony"), a Washington nonprofit corporation, incorporates:

- I. The changes to that Agreement approved by the membership of the Colony at its July 20, 2002 regular Annual Meeting.
- II. The December 16, 1999 Agreement between the parties.
- III. The March 25, 1998 Action by the Board of Directors of the Club.

**I. Changes to November 1990 Agreement**

As used in this section, the following definitions shall apply:

Additional Access - Use of clubhouse dining facilities

Additional Dues - Amounts paid by Colony members for such Additional Access

Section 4 of the Agreement is hereby amended to read as follows:

"4. The Colony members shall have access to and use of the facilities of the Club under the same terms and conditions as have heretofore existed with respect to use of said facilities by said members, EXCEPT THAT only those Colony members who have agreed to pay Additional Dues (as hereinafter described) shall have Additional Access to and use of the main floor activities and facilities.

The Colony members memberships, hereinafter referred to as "Colony memberships", shall be available to those who are owners of a lot or a condominium unit in one of the properties described in Exhibit A, as modified by the March 30, 1995 Addendum to this Agreement and the March 25, 1998 Action. The Colony memberships shall inure to the benefit of any subsequent owner of any lot or condominium unit as described herein, and as more particularly described and set forth in Exhibit A, as modified.

Colony members will have at least one participating member on the House Committee, or its successors, of the Club. Said member(s) shall not also be (a) Club member(s)."

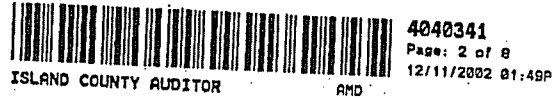
Section 5 is hereby amended to read as follows:

"5. Colony members shall be charged dues of \$38.50 each per year to compensate the Club for administrative and other support services provided by it to the Colony.

Colony members who wish to have Additional Access to the Club may do so upon election to pay Additional Dues of \$60 annually, effective the year beginning July 1, 2002. Colony members may elect such Additional Access at any time subsequent to July 1, 2002 and will be charged Additional Dues effective on the date of such election.

All dues shall be subject to change on the same percentage as dues may increase for "social members" of the Club: provided, however, that Colony member dues shall not be increased so as effectively to exclude Colony members from the use of Club facilities.

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Proceeds from such Additional Dues shall be utilized solely to fund capital improvements to the Clubhouse."

All other terms of the Agreement shall remain in force as stated in the Agreement. These changes shall be effective July 1, 2002.

## II. December 16, 1999 Agreement

This Agreement, executed on the indicated date, contains terms for Colony participation in use, operation and maintenance and sharing of costs for the tennis courts located proximate to the Club. It is incorporated in this Amendment No. 1 by reference. A copy is attached as Exhibit C.

## III. March 25, 1998 Action

On this date, a Special Meeting of the Board of Directors of the Club was called. At which a motion was passed by said Board to grant owners of lots in Division 15 and 17 and along Fairway 12 the same privileges as present Club members. The minutes documenting this action are incorporated in this Amendment No. 1 by reference. A copy is attached as Exhibit D.

Agreed to and accepted on the 20<sup>th</sup> day of July, 2002

USELESS BAY GOLF & COUNTRY CLUB, INC.

By: Byron J. Vadset, President

USELESS BAY COLONY, INC.

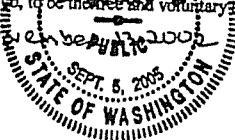
By: David P. Haworth, President

STATE OF WASHINGTON )

COUNTY OF ISLAND ) ss

I certify that I know or have satisfactory evidence that Byron J. Vadset is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that was authorized to execute the instrument and acknowledged it as President of Useless Bay Golf & Country Club, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: November 13, 2002



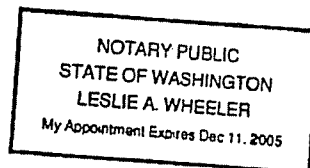
Laura J. Dumas  
Notary Public in and for the State of Washington  
Residing at 45 E Salmon St. Greentank  
My appointment expires: 9-5-05

STATE OF WASHINGTON )

COUNTY OF ISLAND ) ss

I certify that I know or have satisfactory evidence that David P. Haworth is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that was authorized to execute the instrument and acknowledged it as President of Useless Bay Colony, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: Nov. 13, 2002



Leslie A. Wheeler  
Notary Public in and for the State of Washington  
Residing at LANGLEY  
My appointment expires: 12-11-2005

12/11/02



Exhibit A

Useless Bay Beach and Country Club Division No. 1, according to the plat recorded in Volume 7 of Plats, page 54, records of Island County, Washington.

Useless Bay Beach and Country Club Division No. 2, according to the plat recorded in Volume 7 of Plats, page 60, records of Island County, Washington.

Useless Bay Beach and Country Club Division No. 3, according to the plat recorded in Volume 7 of Plats, page 70, records of Island County, Washington.

Useless Bay Beach and Country Club Division No. 4, according to the plat recorded in Volume 8 of Plats, page 8, records of Island County, Washington.

Useless Bay Beach and Country Club Division No. 5, according to the plat recorded in Volume 8 of Plats, page 9, records of Island County, Washington.

Useless Bay Beach and Country Club Division No. 6, according to the plat recorded in Volume 8 of Plats, pages 41-45, records of Island County, Washington.

Useless Bay Beach and Country Club Division No. 7, according to the plat recorded in Volume 8 of Plats, pages 68-71, records of Island County, Washington.

Useless Bay Beach and Country Club Division No. 8, according to the plat recorded in Volume 8 of Plats, page 8, records of Island County, Washington.

Useless Bay Beach and Country Club Division No. 9, according to the plat recorded in Volume 10 of Plats, page 53, records of Island County, Washington.

Useless Bay Beach and Country Club Division No. 10, according to the plat recorded in Volume 10 of Plats, pages 72-75, records of Island County, Washington.

Useless Bay Beach and Country Club Division No. 11, according to the plat recorded in Volume 12 of Plats, page 64, records of Island County, Washington.

Useless Bay Beach and Country Club Division No. 12, according to the plat recorded in Volume 10 of Plats, page 59, records of Island County, Washington.

Useless Bay Beach and Country Club Division No. 14, according to the plat recorded in Volume 11 of Plats, pages 49-52, records of Island County, Washington.

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## Exhibit B

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7/9/74  
auditor  
#2746  
W. W. W.

1. Beginning at the West quarter corner of Section 18, Township 29 North, Range 3 E.W.M.; thence North  $01^{\circ}30'30''$  East along the West line of said section a distance of 1394.80 feet; thence South  $85^{\circ}00'00''$  East a distance of 146.60 feet; thence along the arc of a curve to the right having a radius of 246.92 feet and subtending an angle of  $57^{\circ}20'00''$  for 247.08 feet; thence South  $27^{\circ}40'00''$  East for 186.26 feet; thence due South for 50.00 feet to the true point of beginning; thence continue due South for an additional 100.00 feet; thence East for 200.00 feet; thence North for 100.00 feet; thence West for 200.00 feet to the true point of beginning; being a portion of the Southwest quarter of the Northwest quarter of said Section 18 and containing 0.46 acres.

Situate in the County of Island, State of Washington.

2. A portion of the Northwest quarter of Section 18, Township 29 North, Range 3 E.W.M., described as follows:

TRACT B  
(QUIT CLAIM DEED)  
Commencing at the most southerly corner of Lot 60 in the Plat of Useless Bay Beach and County Club Division No. 10, as recorded in Island County Auditor's Office; thence continue on the Southeasterly line of said lot produced bearing South  $40^{\circ}48'54''$  West for 16.37 feet; thence North  $86^{\circ}15'11''$  West for 204.07 feet to the true point of beginning, hereinafter called Point "A"; thence South 179.55 feet; thence North  $89^{\circ}25'19''$  West for 178.00 feet to the Easterly right of way line of County Club Drive; thence North  $27^{\circ}40'31''$  West along said right of way for 106.48 feet; thence North  $76^{\circ}36'02''$  East for 178.86 feet; thence North  $51^{\circ}50'32''$  East for 67.98 feet to the true point of beginning and containing 0.60 acres.

Situate in the County of Island, State of Washington

3. A portion of the Northwest quarter of Section 18, Township 29 North, Range 3 E.W.M., described as follows:

TRACT C  
Commencing at the most Southerly corner of Lot 60 in the Plat of Useless Bay Beach and Country Club Division No. 10, as recorded in Island County Auditor's Office; thence continue on the Southeasterly line of said lot produced bearing South  $40^{\circ}48'54''$  West for 16.37 feet; thence North  $86^{\circ}15'11''$  West for 204.07 feet to the true point of beginning, hereinafter called Point "A"; thence South  $51^{\circ}50'32''$  West for 67.98 feet; thence North  $13^{\circ}54'48''$  West for 144.00 feet; thence North  $76^{\circ}05'12''$  East for 85.00 feet; thence South 120.00 feet to the true point of beginning and containing approximately 0.24 acres.

Also an easement for road and utilities purposes described as follows: a strip of land being 20 feet in width measured at right angles and lying northerly of the following described line: commencing at above mentioned Point "A", the true point of beginning; thence South

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51°50' 32" West for 67.98 feet; thence South 76°37' 02" West for 178.86 feet to an intersection with the easterly right of way line of Country Club Drive.

The grantor reserves an easement for road and utilities purposes described as follows: a strip of land being 20 feet in width measured at right angles and lying southerly of the following described line: commencing at above mentioned Point "A", the true point of beginning, thence South 51°50' 32" West for 67.98 feet; thence South 76°36' 02" West for 178.86 feet to an intersection with the easterly right of way line of Country Club Drive.

Situate in the County of Island, State of Washington



ISLAND COUNTY AUDITOR

AND

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EXHIBIT C

AGREEMENT BETWEEN USELESS BAY GOLF & COUNTRY CLUB, INC.,  
AND USELESS BAY COLONY, INC.

Useless Bay Colony may have the use of the tennis courts on a first-come, first-served basis. Colony shall reimburse the Golf Club 50% of the reasonable costs incurred by the Golf Club in the course of such maintenance and improvements.

Golf Club shall provide the Colony by January 15 of each year with a written estimate of maintenance expenses that the Golf Club reasonably expects to incur during that calendar year. Before commencing any improvements, Golf Club shall provide Colony with a written estimate of the cost of such improvements. Total annual expenditures shall not exceed \$4,000 without prior approval by both Boards of Directors. If the Golf Club has a Committee to review the repair and maintenance of the tennis courts, Useless Bay Colony, Inc., shall be represented.

If lights are installed to permit use of the tennis courts in darkness, Golf Club shall ensure that such lights are directed downward toward the tennis courts and are turned off not later than 10:00 p.m. each day. The obligations of the preceding sentence are made for the benefit of and may be enforced by any Colony Member who owns one or more lots or condominium units in any of Division 14, Division 16 or Division 17, Useless Bay Colony, according to the plats thereof recorded in Island County, Washington.

In this Agreement, reference to being an owner of a lot or a condominium unit includes being a purchaser thereof under a real estate contract.

USELESS BAY GOLF & COUNTRY CLUB, INC.

By: [Signature] President Date: 12-15-99  
Gene Parmelee  
By: [Signature] Secretary Date: 12-15-99  
Jack Leengran

ACCEPTED AND AGREED BY  
USELESS BAY COLONY, INC.

By: [Signature] President Date: 12/16/99  
Norm Woodward  
By: [Signature] Secretary Date: 12/16/99  
Bill Cochran

12/11/02



EXHIBIT D  
Page 1 of 2

**USELESS BAY GOLF & COUNTRY CLUB**

**MINUTES**

**BOARD OF DIRECTORS MEETING**

**March 25, 1998**

\*\*\*\*\*  
The meeting was called to order at 7:02 P.M. by President John Cooper.

**MEMBERS PRESENT:** John Cooper, Gene Parmelee, Hugh Barr, Tommie Byers, Roberta Pollard, Les Ross, Jack Leengran, Jim Sparling, Tom Anderson, and Lou Ekorenrud.

**MEMBER EXCUSED:** Mike Holmberg

**MANAGERS PRESENT:** Jack Petosa, Bill Davis, Fred Van Benschoten

**MINUTES:** The minutes of the January 28, 1998, meeting were approved on motion of Anderson and Sparling.

**GUEST PRESENT:**

*Lou & Mike  
a done deal*  
Mel Wilson attended the Board meeting concerning an operating agreement with the Colony Club and H & H Properties. He recommended that we approve an agreement with H & H Properties concerning Divisions 15 and 17 to allow landowners to have the same privileges as the present Colony Club members (see attached letters and maps).

Motion by Parmelee and Sparling to grant owners the same privileges as present Colony Club members concerning Divisions 15 and 17 and along Fairway 12, total lots not to exceed 55 lots to be developed (see letter dated March 25, 1998). Motion passed - 6 yes 2 no.

**CORRESPONDENCE:** (See attached letters)

1. Bill Sievers & Robert B. Olson: Letter dated February 25, 1998.
2. Washington Junior Golf Association: Jerry Fehr letter dated March 10, 1998.
3. Letter dated January 30, 1998, from President John Cooper to Bill Smith.
4. Jan Stallbaum: Letter to Gene Parmelee dated January 27, 1998.

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EXHIBIT D  
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## H & H Properties

INCORPORATED

Responsible development for people & nature since 1959

March 25, 1998

Mr. John Q. Cooper  
President  
Useless Bay Golf & Country Club  
5725 S. Country Club Drive  
Langley, Wa 98260

Dear John:

As requested by you at our meeting last Saturday, March 21, 1998, here is a map outlining the boundaries of Useless Bay Colony, Inc., as presently developed and as we contemplate developing.

Presently, two divisions of Useless Bay Colony, Inc., Divisions 15 and 17, have been developed and recorded by Island County and are on the market. Division 15 contains 4 lots and Division 17 contains 8 lots. Additionally, we have the potential for developing approximately 40 lots between Fairways 15 and 17 and along Fairway 12. Total lots to be developed will not exceed 55, including Divisions 15 and 17, assuming future land use laws do not encourage condominium development on any part of the remaining land.

Our Island County approved commercial development, "The Village Square", adjacent to our Office will contain eight buildings and have condominiums or apartments on the top floors. We are not requesting that these residents have Clubhouse or Colony privileges.

In summary, we request that the joint agreement be modified to allow use of the Clubhouse by owners of platted lots or condominium units created on the land available for development within the boundaries shown on this map, including Division 15 and 17. It may be a number of years, say 3-5, before the bulk of the remaining unplatted land will be developed. Thank you!

Sincerely,

A handwritten signature in cursive script, appearing to read "Bill", is written above the name William H. Sievers.

William H. Sievers

A handwritten signature in cursive script, appearing to read "Bob", is written above the name Robert B. Olson.

Robert B. Olson