

RESTATEMENT OF BY-LAWS
of
SEA VIEW ESTATES COMMUNITY CLUB, INC.

ARTICLE I
Purposes

Section 1. This corporation shall be conducted as a non-profit maintenance corporation for the purposes set forth in the Articles of Incorporation for the area situated in Grays Harbor County, Washington.

Section 2. This corporation shall have power to levy and collect assessments against its members and against the tracts owned or purchased by them for the purposes in its Articles of Incorporation, and By-Laws set forth, and to sell or forfeit their interest in the corporation for default with respect to any lawful provisions of said Articles of Incorporation and By-Laws and upon forfeiture of any such property as by law and in the By-Laws provided may transfer the membership of such defaulting member.

Section 3. The purposes for which this corporation was created may be altered, modified, enlarged or diminished by the vote of two-thirds of the members at a meeting duly called for such purpose, notice of which meeting shall be given in the manner provided by the By-Laws of giving of notice for the election of trustees.

ARTICLE II
Membership

Section 1. The membership of the corporation shall consist of and be limited to the incorporators and the owners or purchasers of tracts in Sea View Estates as the same shall be platted in Grays Harbor County, Washington, who shall have one membership regardless of the number of tracts so owned or purchased, and the interest of each member shall be equal to that of any other member, and no member can acquire any interest which shall entitle him to any greater voice, vote or authority in the corporation than any other member. A purchaser under a contract of purchase shall be deemed to be an owner for membership purposes. If any tract or tracts are

held by two or more persons, the several owners of such interest shall be entitled collectively to cast one vote.

Section 2. Except as hereinbefore otherwise provided and as declaratory of the foregoing, no membership shall be voted unless represented by the owner or purchaser as aforescribed of an individual tract or tracts to which it is and shall be inseparably appurtenant.

Section 3. Membership shall be inseparably appurtenant to tracts owned by the members, and upon transfer of ownership, or contract of sale, of any such tracts, membership shall ipso facto be deemed to be transferred to the contract purchaser. No membership may be transferred, assigned or in any manner conveyed, other than in the manner hereinbefore set forth. In the event of the death of a member, the membership of such member shall be and become the property of the personal representative of such deceased member upon the appointment and qualification as such in a judicial proceeding and such personal representative shall have all of the rights, privileges and liabilities of the deceased member until title shall be transferred or contracted to be transferred.

Section 4. No membership shall be forfeited nor member be expelled except upon transfer of title to the real property to which his membership is appurtenant, as elsewhere herein provided. No compensation shall be paid by the corporation upon any transfer of membership and no member whose membership is transferred shall be entitled to share or participate in any of the property or assets of the corporation.

ARTICLE III Dissolution

In the event of the dissolution of the corporation each person who is then a member shall receive his pro rata proportion of the property and assets after all of its debts have been paid.

ARTICLE IV Trustees and Officers

Section 1. Corporate powers of the corporation shall be vested in a Board of Trustees. The number of trustees who shall manage the affairs of the corporation shall be five. At any meeting

or special meeting called therefore the members may increase or decrease the number of trustees to any number not more than nine or less than three.

Section 2. Trustees shall be elected to serve for two years, or until their successors are elected and duly qualified.

Section 3. Each trustee shall be an incorporator or a member who shall not have lost his or her right to vote by reason of having disposed of land to which his or her membership is appurtenant.

Section 4. In the event a trustee, other than an incorporator, ceases to be the owner of the land to which his or her membership is appurtenant, or of a contract for the purchase thereof, he or she shall thereby cease to be a trustee and his or her office shall become vacant upon written notification without action other than to spread such fact upon the minutes of the Board of Trustees.

Section 5. At the first meeting of the Board of Trustees after each annual meeting of the members, the Board of Trustees shall elect a president, vice president, secretary and treasurer. The board may also at any time appoint an executive secretary and/or assistant secretary and/or assistant treasurer. Officers of the corporation so elected shall hold office for the term of one year or until their successors are qualified. Any officer may be suspended or removed by a majority vote of all of the trustees.

Section 6. No trustee or officer, except the executive secretary and/or the assistant treasurer shall receive any salary or compensation from the corporation.

Section 7. Any vacancy occurring in the Board of Trustees shall be filled by appointment by a majority of the remaining trustees. The person so appointed shall hold office until the next regular meeting of the members of the corporation, at which annual or adjourned annual meeting the vacancies for the remainder of the original terms, if any, shall be filled by election by the members in the regular manner.

Section 8. Elections of trustees shall be held at the annual meeting of the members of the corporation, to fill such vacancies on the Board of Trustees as may be required.

Section 9. In the event a trustee shall fail to faithfully perform his or her duties as specified in Article VI of these By-Laws, he or she may be removed by a majority vote of the members of the corporation acting at a special meeting to be called for that purpose upon thirty days written notice to all members of the corporation, as under Article V Section 2 of these By-Laws.

ARTICLE V Meetings

Section 1. Annual meetings of the members of the corporation shall be held at the principal place of business of the corporation or at scheduled other place as the Board of Trustees may elect. The annual meetings shall be held on the first Saturday of June of each year at 11:00 a.m. Notice thereof shall be given by the secretary by mailing notice to each member not less than thirty days prior to the date of meeting.

Section 2. Special meetings of the members may be called at any time by the president or a majority of the Board of Trustees or by members representing ten percent of the tracts within the jurisdiction of the corporation. Notice of a special meeting, stating the object thereof, shall be given by the secretary by mailing such notice to each member not less than thirty days prior to the date on which such meeting is to be held.

Section 3. At all annual and special meetings of the members, twenty percent of all of the members of the corporation shall constitute a quorum for the transaction of business. Each member shall be entitled to one vote.

Section 4. Special meetings of the Board of Trustees shall be called at any time by the secretary on order of the president or a majority of the Board of Trustees. The secretary shall give each trustee notice, personally, verbally, by mail or by telephone, of all regular and special meetings at least five days previous thereto.

Section 5. A member may exercise his right to vote by proxy.

ARTICLE VI
Powers and Duties of Trustees

Section 1. Special meetings of the Board of Trustees shall be called at any time by the secretary by order of the president or majority of the Board of Trustees. The secretary shall give each trustee notice personally, verbally, by mail or by telephone of all regular and special meetings at least five days prior to the date such meeting is to be held. Subject to limitation in the Articles of Incorporation and the By-Laws and the laws of the State of Washington, all powers of the corporation shall be exercised by or under the authority of, and the business and affairs of the corporation shall be controlled by, the Board of Trustees. Without prejudice to such general powers, and subject to the same limitations, it is hereby expressly declared that the trustees shall have the following powers:

Section 2. To select and remove all the officers, agents and employees of the corporation, prescribe such powers and duties for them as may not be inconsistent with the law, with the Articles of Incorporation or the By-Laws, fix their compensation and require from them security for faithful service.

Section 3. To conduct, manage and control the affairs and business of the corporation, and to make such rules and regulations thereof not inconsistent with law, with the Articles of Incorporation or the By-Laws, as they may deem best.

Section 4. To charge and/or assess the several parcels of land and the owners thereof as herein-before more particularly set forth.

Section 5. To cause to be kept a complete record of all minutes and acts and to present a full statement of the regular annual meeting of members showing in detail the condition of the affairs of the corporation.

ARTICLE VII
Duties of Officers

Section 1. President. The President shall preside at all meetings of the trustees and members; sign as President all contracts or other instruments in writing authorized by the Board of Trustees, call special meetings of the trustees or of the members whenever he or she deems it necessary; and exercise under the direction of the Board of Trustees the general supervision of the affairs of the corporation,

Section 2. Vice-President. The Vice-President shall preside at all meetings in the absence of the president, and in case of the absence or disability of the president shall perform all other duties of the president which are incidental to the office.

Section 3. Secretary. The Secretary shall issue all notices and shall attend and keep the minutes of all meetings; shall have charge of all corporate books, records and paper; shall attest his or her signature and on all written contracts of the corporation, and shall perform all such other duties as are incidental to his or her office.

Section 4. Treasurer. The Treasurer shall keep safely all moneys and securities of the corporation and disburse the same under the direction of the Board of Trustees. The Treasurer shall cause to be deposited all funds of the corporation in a bank selected by the trustees. At each annual meeting of the members, and at any time directed by the trustees, the Treasurer shall issue and present a full statement showing in detail the condition of the affairs of the corporation.

Section 5. The executive secretary and/or assistant secretary and/or assistant treasurer, if appointed by the Board of Trustees shall perform such duties as may be designated by it.

Section 6. Any officer, other than the president, may occupy two offices concurrently if the Board of Trustees so directs.

ARTICLE VIII
Membership and Transfers

Section 1. All memberships shall be inseparably appurtenant to the tract, tracts, or fractional tracts owned by the holders thereof and upon sale or contract to sell such memberships shall become the property of the grantee or purchaser as hereinbefore provided. No transfer of membership shall entitle the transferee to vote the same until it has been established to the satisfaction of the secretary that such transfer is bona fide and has been made in the manner provided.

Section 2. No certificates of membership shall be issued to a member. Any owner or purchaser of a tract or tracts within the said district may exercise all of the rights and privileges and shall be subject to all of the liabilities of membership without the actual issuance and possession a certificate of membership.

ARTICLE IX
Assessments

Section 1. The members of the corporation shall be liable for the payment of such charges or assessments as may from time to time be fixed and levied by the Board of Trustees pursuant to the Articles of Incorporation and these By-Laws. The amount of such charges and assessments levied upon a (member) lot shall in no event, except as hereinafter provided, exceed in any one year the sum of (\$75.00 per lot) (lot must have road access in order to be assessed). \$100.00 on improved lots and those owning two or less lots and \$75.00 dues for those with two or more undeveloped lots to take effect June, 2008. Charges and assessments against all members shall be levied by the Board of Trustees at a uniform rate per member without distinction or preference of any kind. All charges or assessments, when collected by the corporation, shall remain the property of the members until such time as such charges or assessments are expended pursuant to the Articles of Incorporation and By-Laws of the corporation.

Section 2. From time to time, as and when any such assessments in this Article IX are levied, each member with respect to the land or interests therein to which his membership is appurtenant, shall pay the amount of such assessment against the same to the corporation, at its

office, within thirty days after the mailing of the notice of such assessment to the members; and the amount of such assessment, together with all expenses, attorney's fees and costs reasonably incurred in enforcing the same, shall be paid by the members and shall a lien upon said land and the membership appurtenant thereto, superior to any and all other liens (except as in Section 3 of this Article otherwise provided) created or permitted by the owner of such land and enforceable by foreclosure proceedings in the manner provided by law for foreclosure of mortgages upon land; provided, that no proceedings for the foreclosure of any said liens in this Article IX provided shall be commenced except upon the expiration of four months from and after the date of mailing said notice of assessment in this section described.

Section 3. First mortgage liens placed upon any of said tracts which are recorded in accordance with the laws of the State of Washington shall be, from the date of the recordation of such, superior to such assessments and the liens resulting therefrom as are levied by the corporation subsequent to the date of the recordation of the first mortgage; provided, however, that the corporation is notified in writing of such first mortgage within thirty days after recordation of such.

ARTICLE X
Amendments

These By-Laws may be amended at any time by a vote of a majority of the members of the corporation.

ARTICLE XI
Date of Adoption

This Restatement of By-Laws is duly adopted by the members of the corporation on the 23 day of May, 2012.

PRESIDENT:



JACK WERKAU

Attest:

SECRETARY

Paula Sestem...
SASTICUM La FLAME

STATE OF WASHINGTON)

ss.

GRAYS HARBOR COUNTY)

On this 23 day of May, 2022, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared:

JACK WERKAU and SASTICUM La FLAME, to me known to be the President and Secretary, respectively, of Sea View Estates Community Club, Inc., the corporation that executed the foregoing instrument, and acknowledge 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 they are authorized to execute the said instrument.

WITNESS my hand and official seal hereto affixed the day and year first above-written.



Daniel Mooney
NOTARY PUBLIC in and for the
State of Washington, residing
at: Grays Harbor
My Commission expires: 01/09/2023