Sea View Estates Community Club

Amendment #1 to the By-Laws
Applicability and Supremacy

This amendment adds Article XII to the By-Laws

ARTICLE XII – Applicability and Supremacy

Compliance with Washington Uniform Common Interest Ownership Act (WUCIOA)

Section 1. Applicability of WUCIOA

The Sea View Estates Community Club, Inc. ("Corporation") is a common interest community subject to the provisions of the Washington Uniform Common Interest Ownership Act (RCW 64.90), as it may be amended from time to time ("WUCIOA").

The Corporation shall comply with all applicable provisions of WUCIOA, including but not limited to governance, meetings, assessments, budgeting, records, and member rights.

Section 2. Supremacy of Statute

In the event of any conflict, inconsistency, or ambiguity between these By-Laws, the Articles of Incorporation, or any rules or policies of the Corporation, and the provisions of WUCIOA, the provisions of WUCIOA shall control and supersede to the extent required by law.

Any provision of these governing documents that is inconsistent with WUCIOA shall be deemed automatically modified or invalid to the extent necessary to comply with applicable law.

Section 3. Interpretation

These By-Laws shall be interpreted and applied in a manner consistent with WUCIOA. The Board of Trustees is authorized to take such actions as reasonably necessary to ensure ongoing compliance with WUCIOA without requiring further amendment to these By-Laws, except where member approval is required by law.

Section 4. Severability

If any provision of these By-Laws is determined to be invalid or unenforceable under WUCIOA, such determination shall not affect the validity of the remaining provisions, which shall remain in full force and effect.

Sea View Estates Community Club
Amendment #2 to the By-Laws

This amendment replaces Sections 1., 2., 3., 4. and 5 of Article V

Article V Meetings

Section 1. Annual Meetings of Members

- An annual meeting of the members shall be held at a scheduled place as the Board of Trustees may elect, at 11:00 AM on the first Saturday in June.
- Failure to hold an annual meeting shall not invalidate the actions of the corporation.

Section 2. Special Meetings of Members

Special meetings of the members may be called by:
- The President;
- A majority of the Board of Trustees; or
- Members holding at least twenty percent (20%) of the voting power, or such lower percentage as may be permitted by law.

If the Board does not provide notice of a requested special meeting within thirty (30) days, the requesting members may give notice directly to all members.

Section 3. Notice of Member Meetings

Notice of all annual and special meetings shall be given to members not less than fourteen (14) days and not more than fifty (50) days before the meeting.

Such notice shall include:
1. The date, time, and location of the meeting;
2. The agenda items to be considered;
3. The text of any proposed amendments or removal actions, if applicable.

Notice may be delivered by mail or by electronic means where consent has been provided, in accordance with applicable law.

Section 4. Quorum and Voting

A quorum shall consist of members holding at least twenty percent (20%) of the voting power, present in person, by proxy, or by permitted remote participation.

Members may vote in person, by proxy, or by other lawful means authorized under Washington law.

Section 5. Open Meetings and Member Participation

All meetings of the members, and all meetings of the Board of Trustees and its committees, shall be open to members, except for properly convened executive sessions.

Members shall be provided a reasonable opportunity to comment on matters affecting the corporation. The Board shall allow a designated comment period prior to taking formal action on agenda items.

Section 6. Board Meetings

Meetings of the Board of Trustees shall:

- Be open to all members, except during executive session;
- Require at least fourteen (14) days' notice to members, except in emergencies where shorter notice (not less than seven (7) days) may be given;
- Not permit final votes to be taken in executive session.

Executive sessions may be held only for purposes permitted by law, including personnel matters, legal consultation, or sensitive matters.

Section 7. Remote Participation

Meetings of the members and the Board may be conducted in person, remotely, or by a combination thereof, provided that all participants have the ability to hear and be heard.

Members participating remotely shall be deemed present for quorum and voting purposes.

Section 8. Conduct of Meetings

Members may discuss matters not included in the meeting notice; however, no action shall be taken on such matters unless permitted by law or approved by unanimous consent.

Sea View Estates Community Club

Amendment #3 to the By-Laws

This amendment replaces sections 1., 2., and 3. of Article IX

(Washington Uniform Common Interest Ownership Act (WUCIOA) Compliance)

Section 1. Annual Budget and Assessment Approval

Notwithstanding any other provision of these By-Laws, the Board of Trustees shall, at least annually, adopt a proposed budget for the corporation. The proposed budget shall include the estimated common expenses and the resulting assessment amount to be levied against the members for the upcoming fiscal year.

Within a reasonable time after adoption of the proposed budget, the Board of Trustees shall provide notice to all members of:
1. The proposed annual budget;
2. The amount of the assessments derived therefrom;
3. The date of a meeting of the members to consider ratification of the budget.

Unless, at that meeting, a majority of all members of the association (or any higher percentage required by law) reject the proposed budget, the budget is ratified and the assessments shall be deemed approved.

This process shall comply with applicable provisions of the Washington Uniform Common Interest Ownership Act (RCW 64.90), as amended.

Section 2. Limitation on Board Authority Without Member Ratification

The Board of Trustees shall not impose or collect regular annual assessments except in accordance with the budget ratification process set forth in Section 1 of this Article.

Any increase in regular assessments shall be subject to the same annual budget approval and ratification requirements. Special assessments, if any, shall be subject to any additional requirements imposed by applicable law, including WUCIOA.

Section 3. Liens and Enforcement

Sea View Estates Community Club shall enforce the collection of assessments as described in RCW: 64.90.485.