

# **Viewpointe at Redondo Bylaws**

# VIEW POINTE AT REDONDO COMMUNITY ORGANIZATION

## BYLAWS

Pursuant to Article Three of the Declaration for VIEW POINTE AT REDONDO, as recorded under King County Recording No. 9004040219, Washington, the following constitute the Bylaws of the VIEW POINTE AT REDONDO Homeowners Association (the "Association") which the Developer hereby adopts:

### ARTICLE I. MEETINGS

**Section 1. Annual Meeting of Association.** Unless a majority of the homeowners present at a meeting of the Association determine otherwise, the annual meeting of the members of the Association shall be held each year at 7:30 p.m. on a day and at a place designated by the Directors in the same 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 Director or the owners of lots 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. 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 a lot shall have one vote per lot. Such vote shall be exercised by only one person on behalf of the owner or owners. Owners of each lot may not divide votes between persons who are owners of one lot. At the request of the Chairman at a meeting the owners of each lot who are present shall identify who is to exercise the vote for the owners of the respective lot. The Chairman will recognize the right of any person present who is one of several individuals owning a lot, a partner of a partnership owning a lot or a corporate officer of a corporation owning a lot, as a person entitled to exercise the vote for the owners of the lot.

**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 lot number to which the ballot 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 lot 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. OWNERS' COMMITTEE

**Section 1. Appointment.** Until the Directors are elected, the Developer may, in its discretion, appoint a committee from the various owners of lots to constitute an Owners' Committee. Insofar as possible, the Developer shall endeavor to select members for the Committee from residents of each of the several lots as such residents become available.

**Section 2. Duties and Status.** During its existence, if requested by the Developer, the Owners' 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.** 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 for director 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 60% of 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 Director 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, 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. 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.

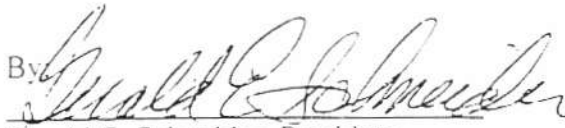
**Section 2. Rules.** Subject to the limitations contained in the Declaration, rules governing the use of the property may be adopted, changed, amended and repealed by the Directors on behalf of the Association. When so adopted and communicated to the owners, such rules shall be complied with and may be enforced by legal action as provided for by law. Communication of a rule shall be deemed complete upon all of the individuals who are owners of any lot when a copy thereof is either mailed to the owner of a lot 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 a lot. Any part of all of the rules may be amended, altered, changed or repealed 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.

The foregoing comprise the Bylaws of VIEW POINTE AT REDONDO Community Organization adopted by the Declarant on April 10, 1990.

SCHNEIDER HOMES, INC.  
a Washington corporation

By:   
Gerald E. Schneider, President