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RecFee - \$49.00 Pages: 8 - WESTRIDGE PLACE HOA  
Clark County, WA 06/26/2009 04:55



AFTER RECORDING RETURN TO:

Westridge Place Homeowners' Association  
c/o Northwest Management Exclusive, Inc.  
1401 SE 163<sup>rd</sup> Avenue  
Vancouver, WA 98683

Grantor: Westridge Place Homeowners' Association, a Washington non-profit corporation

Grantee: Westridge Place Homeowners' Association, a Washington non-profit corporation

Abbreviated Legal Description: Westridge Place as recorded in Book J, page 522, Sec 32 T2N R3E, Clark County Auditors File No 98042901854

Assessors Tax Serial Numbers: 177434-000; 177492-000; 177490-000; 177491-000; 177442-000; 177493-000; 177443-000; 177445-000; 177485-000; 177480-022, 030, 032, 010, 011 et al

Reference Numbers of Additional Documents: 98042901854 and 3011123

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**AMENDMENT TO BYLAWS OF  
WESTRIDGE PLACE HOMEOWNERS' ASSOCIATION  
A NON PROFIT CORPORATION**

THIS AMENDMENT TO BYLAWS ("Amended Bylaws") is made this 18<sup>th</sup> day of June 2009, by Westridge Place Homeowners' Association, a Washington non-profit corporation ("Westridge Place").

## RECITALS

WHEREAS, the Bylaws of Westridge Place Homeowners Association were recorded in the deed records of Clark County, Washington under recording number 3011123 on September 29, 1998, the terms of which are incorporated by reference herein as though fully set forth. The Board of Directors of Westridge Place Homeowners Association wish to amend the Bylaws as set forth below:

WHEREAS, at a meeting of the Board of Directors of Westridge Place Homeowners Association duly held on June 18, 2009, the amendments as set forth below were adopted by an affirmative vote of 100% of the directors present.

### I. AMENDMENTS

**A. Article 1, Section 1.6 is amended to delete and excise the words “(including Declarant)” to read as follows:**

The term “Owner” shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any Residential Lot which is part of the Property, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

**B. Article 1, Section 1.7 is deleted in its entirety.**

**C. Article 1, Section 3.1 Annual Meetings is amended to delete and excise the words “on the second Tuesday of April” and to read as follows:**

The annual meeting of the members shall be held at the discretion of the Board of Directors but not later than November 1 of each year. All meetings of members

shall be held as provided for in the notice of such regular meeting, at such place within County of Clark, State of Washington, as shall be stated in said notice.

**D. Article 1, Section 3.3 is amended to add the words “of Incorporation, Declaration of Covenants, Conditions and Restrictions of Westridge Place,” and to read as follows:**

Written or printed notices stating the place, day, and hour of the annual and any special meetings, and in the case of special meetings, the purpose or purposes for which the meeting is called (including the general nature of any proposed amendment to the Articles of Incorporation, Declaration of Covenants, Conditions and Restrictions of Westridge Place, or bylaws, any budget or proposed change to a previously approved budget which result in a change in assessment, and any proposal to remove a director), shall be delivered not less than fourteen (14) nor more than sixty (60) days before the date of the meeting of the members, either personally or by mail, or at the direction of the President, the Secretary, or the Officers or persons calling the meeting, to each member entitled to vote at such meeting. If mailed, such notice shall be deemed to be delivered when deposited with the United States mail, with postage fully prepaid thereon, addressed to the member at the most recent address as it appears on the records of the Association.

**E. Article 1, Section 3.4 Quorum in Voting is amended to delete and substitute “34 %” with “10 %” and to read as follows:**

The vote of a majority of the members or voting units present or represented by proxy at a meeting at which a quorum is present shall be necessary for the adoption of any matter voted upon by the members. A quorum is present at any meeting if the owners to which 10% of the votes of the Association are allocated are present in person or by proxy at the beginning of the meeting.

**F. Article 1, Section 4.1 Number, Election, and Tenure is amended to delete and substitute the words “three (3)” with “seven (7)” and to delete and excise the words “and four (4) persons shall be designated by the Declarant to serve as Directors of the Association provided that at such time as Declarant and its successors in interest as developers shall own no real property in Westridge Place, the authority of Declarant to designate members of the Board shall terminate” in the first sentence; to delete the third sentence, the seventh sentence, and the tenth sentence; and to read as follows:**

The property and affairs of the corporation shall be managed and controlled by a Board of Directors, the membership of which shall consist of seven (7) persons who shall have been duly elected from among the members of the Association. Directors to be elected by the membership shall be an Owner. The members of the Board to be elected by the membership shall be elected at the annual meeting of the members. At the annual meeting to be held on the second Tuesday in April, 1997, three (3) Directors shall be elected, two (2) for a two-year term and one (1) for a one-year term. At each subsequent annual meeting, Directors shall be elected for a two-year (2-year) term to fill expiring terms. Directors shall serve during their respective terms and until their successors have been elected and qualified. Any vacancy in the Board of Directors as a result of a vacancy among the members elected by the membership shall be filled by appointment of the remaining Directors. During the existence of any vacancy, the remaining Directors shall possess and exercise all powers vested in the Board.

**G. Article 1, Section 4.4 Nomination is to be added and to read as follows:**

Nomination for election to the Board shall be made by a nominating committee. The committee shall consist of a chairman, who shall be a Director, and two or more members of the association. The committee shall be appointed by the

Board and shall be announced at each annual meeting. Members of the nominating committee shall serve from the close of the meeting, at which their appointments are announced, until the close of the next annual meeting. The nominating committee shall obtain as many nominations for election to the Board of Directors as it determines appropriate but not less than the number of vacancies that are to be filled. All persons nominated and who consent to such nomination shall have their names placed on the ballot. The period to accept nominations will end not less than twenty (20) days prior to the annual meeting to allow sufficient time to mail nominating information to the members in advance of the annual meeting at which an election is to be held.

**H. Article 1, Section 6.1 Assessments, the first sentence is amended to delete and excise the words “Subject to the final approval of the Declarant, in writing,” and to read as follows:**

“The Association is vested with power and authority to, and shall assess and collect from time to time from its Members: (1) annual assessments and/or monthly dues and/or charges on a per lot basis; and (2) special assessments for capital improvements and any shortfalls in maintenance on a per lot basis, such assessments to be fixed, assessed, and collected as hereinafter provided. . .”

**I. Article 1, Section 9 Amendments is amended to delete and excise the words “Except with respect to the provisions defining membership classifications and residency conditions in Section 2, which shall require also the concurrence of the Declarant in writing, or its successors in interest in developers, during any period if Declarant shall own real property in Westridge Place, and except with respect to qualifications, powers, duties and terms of office for Directors” in the first sentence, to delete and excise the second sentence and to read as follows:**

These bylaws may be amended at any regular meeting of the Board or any special meeting of the Board called for that purpose.

## **II. REMAINING TERMS**

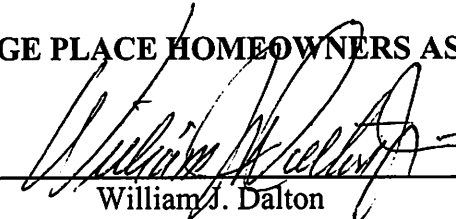
**A. Remaining Terms.** Except as modified and amended herein, all remaining terms and conditions of the Bylaws as recorded under Clark County Recording Numbers 98042901854 and 3011123 shall remain in full force and effect.

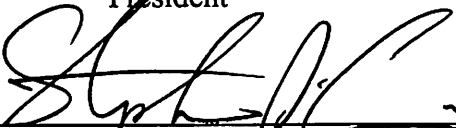
## **III. CERTIFICATION**

Stephen Liss, as the Secretary of Westridge Place Homeowners Association, certifies that the aforementioned Amendments were legally adopted at a meeting of the Board of Directors, duly noticed and called, on June 18, 2009 and adopted by a vote of two-thirds or more of the Directors present, in accordance with Section 9 of the Bylaws.

IN WITNESS WHEREOF, the undersigned have been instructed to record this Amendment on this 23 day of June 2009.

**WESTRIDGE PLACE HOMEOWNERS ASSOCIATION**

By:   
\_\_\_\_\_  
William J. Dalton  
President

By:   
\_\_\_\_\_  
Stephen Liss  
Secretary

STATE OF WASHINGTON )  
 ) :ss  
COUNTY OF CLARK )

I certify that I know or have satisfactory evidence that **William J. Dalton** the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the President of **WESTRIDGE PLACE HOMEOWNERS ASSOCIATION**, a corporation formed under the laws of the State of Washington to be the free and voluntary act of such corporation for the uses and purposes mentioned in this instrument.

GIVEN under my hand and official seal this 23<sup>rd</sup> day of June, 2009.

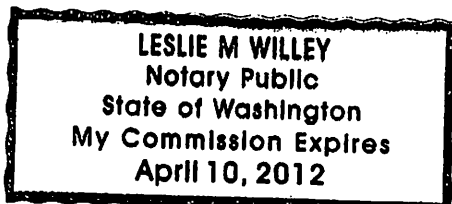


Leslie M Willey  
NOTARY PUBLIC in and for the State of  
Washington, residing at Ridgefield, WA  
My Commission Expires: 4-10-12

STATE OF WASHINGTON )  
 ) :ss  
COUNTY OF CLARK )

I certify that I know or have satisfactory evidence that **Stephen I Liss** the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the President of **WESTRIDGE PLACE HOMEOWNERS ASSOCIATION**, a corporation formed under the laws of the State of Washington to be the free and voluntary act of such corporation for the uses and purposes mentioned in this instrument.

GIVEN under my hand and official seal this 23<sup>rd</sup> day of June, 2009.



Leslie M Willey  
NOTARY PUBLIC in and for the State of  
Washington, residing at Ridgefield, WA  
My Commission Expires: 4-10-12