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Secretary, LPCA,
PO Box 123, Greenbank, WA 98253

BYLAWS OF LAGOON POINT COMMUNITY ASSOCIATION

Last revised February 17, 2009

Grantor: Lagoon Point Community Association

Grantee: The Public

Abbreviated legal description: All lots in Lagoon Point Div No 1, and all in Lagoon Point Div No 2, and all in Lagoon Point Div No 3, and all in Lagoon Point Div No 4, and all in Lagoon Point View Tracts

Previous Ref # 4191385

BYLAWS OF LAGOON POINT COMMUNITY ASSOCIATION, INC.

Last amended February 17, 2009

The name of this organization shall be and is: Lagoon Point Community Association, Incorporated (LPCA). The Lagoon Point Community Association is a homeowners' association and shall conduct itself according to the authorities and responsibilities set out in Washington State's homeowners' association statute. The purpose of this association shall be to develop, maintain and keep up the common properties in the plat of Lagoon Point

ARTICLE I (Membership)

Section 1: Members

Membership in Lagoon Point Community Association, referred to herein as LPCA or the Association, is as follows: All persons who are lot owners in the Plat of Lagoon Point or Lagoon Point View Tracts are Members of Lagoon Point Community Association. Members are entitled to participate in the discussions and matters before this organization. Voting shall be by lots owned, with each lot entitled to one vote. All mailings, including billing statements and ballots, shall be sent to the recorded name and address of each Member as maintained in the roster of members. Members are responsible for notifying LPCA of their current mailing address.

Section 2: Voting

Except as provided for in Article VIII (Amendments), mail-in ballots required by these By-Laws shall be sent to Members at their recorded address, not less than 21 days or more than 35 days from the specified due date. Mail-in ballots shall be received by LPCA on or before the date specified on the ballot or will not be counted. Mail-in ballot issues shall be approved by a majority of the votes cast provided at least 100 votes are cast. For election of officers and area representatives, the candidate with the most votes shall be elected with no minimum total vote required. Results of the voting shall be announced at the next open Board of Directors meeting. Voting results shall also be published in the next LPCA newsletter.

ARTICLE II (Budgets, Fees and Assessments)

All provisions in this article shall be consistent with the 1977 Resolution of the Property Owners of Lagoon Point, its 2002 amendment and other governing documents, including Superior Court Order No.12560 (11/22/82).

Section 1: Budgets, Fees and Assessments

(a) Every lot owner within the Plat of Lagoon Point or Lagoon Point View Tracts is obligated to pay Lot Owner's Annual Fees as specified in Section 1 (b), ordinarily on or before the first day of July each year, and such Lot Owner's special assessments as specified in Section 1 (d), on or before the dates specified for the assessments. Billing statements for Lot Owner's annual fees and assessments shall be mailed as required, at least 30 days prior to the required due date, to the recorded address of the lot owner.

(b) Lot Owner's Annual Fees shall be as specified in the Lot Owner's Annual Budget and approved by a mail-in vote of the Lot Owners, voting by lot. Ballot mailings shall include the details of the proposed budget and appropriate supporting information. Following approval, the Lot Owner's Annual Budget will go into effect at the beginning of the next fiscal year (1 July through 30 June), for which a billing statement appropriate to that budget has been sent. The last approved Lot Owner's Annual Budget and fees shall remain in effect until a subsequent annual budget is approved.

(c) The Lot Owner's Annual Budget shall provide for the maintenance, upkeep and improvement of the Lagoon Point Common Areas. The Lot Owner's Annual Budget shall contain general categories for administration, maintenance operations, and long-term reserve funds:

(c)-1 The Administration category shall provide annual funding for the LPCA newsletter, cost of special mailings and ballots, secretarial and bookkeeping services, legal expenses, office supplies and printing costs, and such other administrative expenses as are required in support of the maintenance, upkeep and improvement of the common properties. Procedures for handling unexpended funds shall be specified in the budget.

(c)-2 The Maintenance Operations category shall provide annual funding for general maintenance and upkeep of the grounds of the common areas, routine maintenance of the

facilities on the common areas, and other such expenses. Procedures for handling unexpended funds shall be specified in the budget.

(c)-3 a If provided for in the Lot Owner's Annual Budget, the Long-Term (more than one year) Reserve Funds category shall provide for building cash reserves to fund major repair, improvement or replacement of the common properties. In addition this category may provide for general contingency funding, and other long term provisions, as may be approved by mail-in ballot of the Lot Owners, voting by lot. Each long-term reserve fund shall be separately accounted for. Limitations and controls for the investment of said funds shall be specified in the budget.

(c)-3 b. All expenditures from the Long-Term Reserve Funds shall be approved by a mail-in ballot of the Lot Owners, voting by lot. Ballot mailings shall include the details of the proposed issue and appropriate supporting information, plus statements for and against the proposal, not to exceed one page for each position.

(c)-4 The Lot Owner's Annual Budget shall contain provisions for Emergency spending and funding in the event of unforeseen circumstances beyond the control of LPCA, that may result in material loss or damage to property, bodily injury, or loss of life if immediate action is not taken.

(d) Lot Owner's Special Assessments shall be approved by a mail-in vote of the Lot Owners, voting by lot. Ballot mailings shall include the details of the proposed issue, the payment due date(s) and appropriate supporting information.

(e) In addition to the Restrictions contained in the Plat of Lagoon Point, Divisions 2, 3, and 4 are further governed by restrictive covenants, which apply only to Divisions 2, 3, and 4. An Architectural Committee is named to implement and enforce said covenants. Lot owners in Divisions 2, 3, and 4 of the Plat of Lagoon Point are further obligated to pay additional fees for Divisions 2, 3, and 4 Special Waterway Fund and Divisions 2, 3, and 4 Operating Fund, as provided for in the Amended Covenants of Divisions 2, 3, and 4.

These fees for the Special Waterway Fund and the Operating Fund shall be included with the statements LPCA sends out for lot owner's annual fees. LPCA shall collect the fees for both the Special Waterway Fund and the Operating Fund. LPCA shall provide temporary accounting of the fees collected until they are transferred to the account(s) designated by the Architectural Committee. The authority and liability of LPCA is limited to the collecting, accounting, and transfer of said funds to the Divisions 2, 3, and 4 account(s).

LPCA shall be reimbursed for its costs of collecting and administering the Division 2, 3 and 4 funds.

Section 2: Penalties

Any lot owner whose lot owner fees or assessments and related accrued penalties are not fully paid by the specified due date, without a special payment arrangement approved by the Board of Directors, shall be subject to the following penalties for each fee or assessment remaining

unpaid, whether or not fee or assessment statements have been received by the lot owner. (As noted above, billing statements are sent to the lot owner's recorded address). Payments postmarked by the due date shall be considered paid on time.

(a) When immediately past due: a \$5 late fee per delinquent lot shall be charged to the lot owner's account.

(b) On the first day of each subsequent calendar quarter, an additional late fee of \$5 per delinquent lot or five percent (5%) of the accrued outstanding balance, whichever is greater, shall be charged to the lot owner's account, this continuing until the bill is paid in full, including all accrued penalties.

(c) When a fee or assessment is one (1) year late: a lien shall be placed on the delinquent lot(s) owned and the full cost of filing and satisfying said lien shall be charged to the lot owner's account. On approval of the Board of Directors further collection efforts may be commenced. All costs incurred in attempting to collect the amounts due, including all actual attorneys' fees and costs, filing fees, court costs, and any other expenses incurred in the collection effort shall be included in the amount owed on the delinquent account and shall be paid prior to release of the lien.

(d) When any fee or assessment for which a lien has been recorded is three (3) years late: foreclosure proceedings may be initiated by the Board of Directors, provided seventy-five percent (75%) of all Board members concur in the action. The delinquent owner shall be liable for all unpaid amounts due under Section 2 (a), (b) and (c) above, plus all costs incurred in attempting to collect the amounts due and all costs of foreclosure proceedings, including all actual attorneys' fees and costs, filing fees, court costs, and any other expenses incurred in the collection effort. All such amounts must be paid in full and the delinquent owner's account must be brought current to forestall foreclosure.

(e) The provisions for recovering costs of collection efforts set out in this section shall apply to all collection costs incurred on or after the date this amended section is approved.

ARTICLE III (LPCA Board of Directors)

Section 1: Composition of the Board of Directors

The LPCA Board of Directors shall consist of twelve Directors: six Officers, specifically, a President, Vice-President, Treasurer, Assistant Treasurer, Secretary, and Assistant Secretary, and six Area Representatives, one from each of the six Areas defined in this Article. A Board position may not be shared by two or more persons. Board members may not delegate their voting authority to another person.

Section 2: Qualifications for Office

All Directors and candidates for Board positions must own property in the plat of Lagoon Point, and may not be delinquent in their LPCA fees and assessments, including any penalties. Area Representatives (and candidates for those positions) must own property in the Areas they represent.

Section 3: Terms of Office

The six Officers shall each serve for one year. The Area Representatives shall serve for two years: the representatives for Areas One, Three and Five to be elected in even-numbered years, the representatives for Areas Two, Four and Six to be elected in odd-numbered years. All Directors shall serve from January 1 following their election to the December 31 that ends their period of office.

Section 4: Areas

The six areas are defined as follows:

Area One shall be that part of the Plat of Lagoon Point Division 1 that contains Blocks 1 (lots 1-33), 2 (lots 1-16), 3 (lots 1-54) and 4 (lots 1-31) – all lying on top of the bluff north and east of Westcliff Drive.

Area Two shall be that part of the Plat of Lagoon Point Division 1 that contains Block 8 (lots 1-34) and Block 9 (lots 1-13), and all of the Plat of Lagoon Point View Tracts (lots 1-22) – all lying on top of the bluff south of Westcliff Drive.

Area Three shall be that part of the Plat of Lagoon Point Division 1 that contains Block 9 (lots 14-34), all of Block 9A (lots 1-13) and Block 11 (lots 1-25) – all at the base of the bluff east of Shorewood Avenue from Salmon Street on the south to Seashore Avenue on the north; and east of Shell Street from Seashore Avenue on the south to the intersection of Shell Street and Westcliff Drive to the north.

Area Four shall be that part of the Plat of Lagoon Point Division 1 that contains all of Blocks 5 (lots 1-7), 6 (lots 1-23), 6A (lots 1-3) and 7 (lots 1-29), bounded by Seashore Avenue on the south, Puget Sound on the west and Shell Street on the east; also the lots along Ronald Promenade.

Area Five shall be that part of the Plat of Lagoon Point Division 1 that contains all of Block 11 (lots 35-41) and all of Block 12 (lots 1-16); also all of the Plat of Lagoon Point Division 2 (lots 1-59) – all lying south of the main waterway and bounded by Puget Sound on the west, a line midway of the West Canal on the east and Salmon Street on the south; also all the lots along the north side of Salmon Street west of Steelhead Drive.

Area Six shall be all of the Plat of Lagoon Point Division 3 (lots 1-36) and all of the Plat of Lagoon Point Division 4 (lots 1-78) – all these lying south of the main waterway bounded by a line midway of the West Canal on the west, Shorewood Avenue on the east and Salmon Street on the south; but excluding the lots along the north side of Salmon Street west of Steelhead Drive.

Section 5: Nominating Candidates for Election to the Board of Directors

The Nominating Committee shall consist of the six Area Representatives. At the July regular meeting of the Board, the President shall direct the Nominating Committee to recruit Lagoon Point lot owners to stand for election to the Board later that year. A call for volunteers to run for office shall be published in the newsletter following the July meeting. The Nominating Committee shall verify that each nominated person is eligible and willing to run for the office in question.

At the annual meeting of the membership the Nominating Committee shall present to the Board its recommended nominations for candidates to stand for election. The President shall at that time invite additional nominations from the floor. The Board of Directors shall confirm that each nominee is eligible and willing to run for the office in question. All nominated eligible candidates shall be included on the ballot.

The subsequent newsletter shall carry an announcement of the upcoming election, a description of the voting process, a roster of the candidates, and a brief statement by each candidate.

Section 6: Voting and Assuming Office

The Board of Directors at its October regular meeting shall set a November election date. Voting for Board candidates shall be conducted by mail-in ballot as provided for in Article I, Section 2, of these bylaws. Voting for an Area Representative is limited to persons who own property in that area.

Election results shall be announced at the December regular Board meeting and in the subsequent newsletter. Newly elected officers and Area Representatives shall take office on January 1 of the next year. Original ballots shall be retained for three years.

Section 7: Removal of Directors

A Director shall automatically be removed from office if they no longer own property in the plat of Lagoon Point or if they become delinquent in their LPCA fees, assessments or penalties. Additionally, an Area Representative shall automatically be removed from office if they no longer own property in the Area they represent.

Section 8: Filling Board Vacancies

If a Board position becomes vacant, a majority of the remaining Directors may appoint a person to fill the vacant position until the next scheduled election.

ARTICLE IV (Duties of Officers and Area Representatives)

Section 1:

The President shall confirm the date and meeting place of each annual meeting, issue the call for all special meetings and direct the Secretary to mail notices to the recorded address of each

member as stipulated in Article V of these Bylaws. The President shall preside at all meetings of this organization and at the meetings of the Board of Directors; shall appoint and remove members of all committees, instruct such members as to their duties and receive their reports, excepting any committee that may be chosen by the membership upon the majority vote at the annual meeting or duly authorized special meeting; shall be this organization's agent for all matters relating to Association business and shall be responsible for all correspondence relating thereto; shall approve petty cash expenditures for such items as Association stationery, postage and Association projects where the cost for any one budgeted project exceeds \$50.00. Expenditures in excess of this amount shall be referred to the Board of Directors for specific approval. The President shall maintain a custodial attitude toward the Association, receive suggestions and complaints, and shall use the principles of problem solving as a guide in all attempts to help the membership and/or members to reason through issues to acceptable solutions.

Section 2:

The Vice President shall preside at the annual or special meetings of the membership and at Board of Directors meetings and perform all other duties of the President whenever the President is disabled or unavoidably absent and shall make full report to the President as soon as practical. The Vice President shall assist the President whenever so requested.

Section 3:

The Secretary shall keep full and accurate minutes of all meetings of this organization including annual, special and Board of Directors meetings and be prepared to read such minutes to the membership upon request by the President; shall receive and, through the Presidents direction, shall keep a roll or register of all members and shall mail required notices to the recorded address of each member at least five days prior to each meeting; shall maintain the register so as to show the address. The Secretary shall be authorized to purchase supplies necessary for the efficient fulfillment of secretarial responsibilities, and shall be responsible for the safe keeping of Association owned equipment and supplies normally entrusted to the Secretary's care. A portion of these duties and responsibilities maybe delegated to an assistant.

Section 4:

The Assistant Secretary shall work with the Secretary and perform those duties and/or responsibilities delegated by the Secretary; shall become familiar with the total job of the Secretary; shall perform all duties of the Secretary should the Secretary become disabled or be unavoidably absent from any meeting or be absent from the community for a specified period of time. The Assistant Secretary shall serve as welfare representative for the association.

Section 5:

The Treasurer shall receive and shall be custodian of the funds of this organization; shall deposit these funds in a checking account; shall mail statement for dues to each member before July 1 of each year and a statement to property owners who pay share of cost on or before Dec. 31 of each year; shall maintain income and expense accounting as determined by the Board of Directors. He/She shall pay out monies only upon the approval of the President. Signing of checks shall be

in accordance with standard banking procedures with the Treasurer, President and Assistant Treasurer authorized to sign. He/she shall keep a record of all receipts and disbursements and render a financial report of all receipts and disbursements and render a financial report at the December meeting of the Board of Directors or whenever called upon to do so by the President or Board of Directors. A copy of the report shall be mailed to all members. He/she shall turn over to his/her successor in office all Association monies and property in his/her hands, together with an accounting of same. He/she shall give bond in such amount as may be required by the Board of Directors for the protection of this organization, the premium therefore to be paid by this organization. The Treasurer's books and accounts shall be audited prior to the January meeting of the Board of Directors, and an audit of said books may be required at any time by direction of the Board of Directors or a majority vote by the membership in regular meeting. The President of this organization shall appoint an Audit Committee not later than fourteen (14) days prior to the Board of Directors November meeting or for such special audit as may be required by the Board of Directors or membership. The committee shall consist of not less than two active members. It shall be the duty of the committee to audit the books and certify as to the accuracy of the Treasurer's annual or special financial reports. In as much as the source of funds and revenues of this organization must, of necessity, be from donations and dues, and contemplated to be only sufficient to cover ordinary expenses and such further expenditures in the maintenance of community property, no subscriptions, donations or expenditures shall be made by the officers, Board of Directors or by any action of the Association in open meeting for or to any charitable, religious or sectarian purpose to any club, society, association or group, or for any purpose not included within the activities of the organization.

Section 6:

The Assistant Treasurer shall work with the Treasurer to receive membership dues and to issue receipt for dues received. Shall become familiar with the duties and responsibilities of the Treasurer; shall read reports prepared by the Treasurer at meetings the Treasurer is unable to attend.

Section 7:

The Area Representatives shall, in addition to their functions as described in Article III of the Bylaws (Nominating Committee members) act in a community relations fashion by keeping in touch with all residents in their respective Areas; welcoming new neighbors into the community and informing the Membership and Dues Committee of any changes of occupancy within his/her area, including names and addresses. It is expected of Area Representatives in Subdivision 1 and the View Tracts to do his/her best in encouraging new owners of property in those areas to become members of the Association, and all Area Representatives to solicit as Social Members those renters/lessees residing at Lagoon Point on a long time basis.

Section 8:

The incumbent President shall be chairman of the Board of Directors. The Board of Directors shall manage the affairs of the Corporation; shall hold hearings as provided by Article I, Section 2 of these bylaws; shall meet regularly each month throughout the year. In addition, shall meet in special session when requested by the President. At all meetings a majority representation shall be necessary for transaction of business. In the event a vote on any issue, cast by the Directors

becomes a tie, then shall the President cast the deciding vote. In compliance with Article III, Section 5 of these Bylaws, the Area Representative, representing the designated areas within the District, shall be this organization's regularly constituted nominating committee.

The Board by majority vote of the directors may enact rules to regulate the use and maintenance of the common areas and to exercise powers necessary and proper for the governance and operation of the association. Thirty (30) to sixty (60) days before voting on a proposed rule the Board shall publish a notice of the proposed rule in the LPCA newsletter and invite lot owners' comments. Before voting the board shall also hold a property owners' meeting on the proposed rule.

ARTICLE V (Meetings)

Section 1:

There shall be a single annual meeting of LPCA held in late August or early September at a time determined by the President and/or Board of Directors. Notice of the meeting shall be given at least 30 days prior to that date.

Section 2:

Special meetings may be held at anytime upon the request of the President and two Directors, upon the request of the majority of the Board of Directors or upon the request of 22 members of LPCA in a signed petition presented to the Board at its monthly meeting. Notice of any special meeting will be sent to the recorded address of each member/property owner at least ten (10) days prior to said special meeting.

Section 3:

Twenty (20) voting members shall constitute a quorum for transaction of any business and the majority of those voting shall be necessary for any official action not otherwise specifically provided for herein. Provided, however, that when voting on matters covered by the proviso set forth in Article I, Section 1(a), as amended, a majority of those entitled to vote, and who vote either at the meeting at which the matter is presented for action or by mail vote if unable to attend and the mail vote is mailed to the Association within five (5) days after the date of the meeting, shall be necessary for any official action on such matters.

Section 4:

Parliamentary rules shall govern the procedure in accordance with Roberts Rules of order except as herein otherwise provided.

Section 5:

When a matter covered by the proviso set forth in Article I, Section 1(a), as amended, is offered for consideration, the proposal shall be submitted in writing and read at a regular or special meeting, and a written notice shall thereafter be sent to the recorded address of each member five (5) days prior to the meeting at which the matter will come up for vote, along with a form for voting by mail, in accordance with Article I, Section 1(a), as amended and Article V, Section 3, as amended.

ARTICLE VI (Committees)

The following standing committees shall be appointed by the President immediately following his election to office, except as may be changed from time to time by the Board of Directors,

Section 1: Dues Committee

The Dues Committee shall consist of the Treasurer and Assistant Treasurer whose duties it shall be to collect all dues/or share of costs. The Treasurer shall periodically report on their progress to the Board of Directors.

Section 2: Waterway Committee

The Waterway Committee shall consist of at least three (3) members whose duties shall be to develop and recommend restrictions applicable to the use of the waterway, boat ramp and boat ramp parking and to implement or carry out those restrictions voted by the membership. Also, to study the waterway and its needs and to develop any changes for its improved function and stability.

Section 3: Environment and Public Improvement Committee

The Environment and Public Improvement Committee shall consist of three (3) or more members whose duties shall include investigation of all improvements affecting the community and reporting findings to the President, and to suggest alterations, changes or improvements for the best development of our Community; shall develop recommendations for the improvements and beautification of areas within the Plat/View Tracts that are community owned and shall investigate and report on the establishment of regulatory signs governing the use of motor vehicles.

Section 4: Program and Publicity Committee

The Program and Publicity Committee shall consist of five (5) members from the Area Reps and the Asst. Secretary and shall work with the President to arrange interesting and informative programs for the regular membership meetings. This committee shall become aware of and arrange for qualified persons to present factual data to the membership concerning current and projected local improvements, civic and community enterprises and other topics bearing on the well-being of the community in which we live; shall maintain contact with the Secretary in order to report information concerning the Association's arranged programs to the membership. It shall also be the duty of this committee to prepare the meeting area prior to each meeting (arrange the chairs and tables and turn up the heat, if required).

Section 5: Nominating Committee

A Nominating Committee shall be as provided for in Article III, Section 5 and Article IV, Section 7 of these Bylaws.

Section 6: Special Committees

Special Committees may be designated for special events, such as a fishing derby. Additional special committees may be appointed from time to time by the Board of Directors or the President, to act upon or investigate any matter before this organization, and report their findings to the Board, President or the membership as directed.

ARTICLE VII (Social Events and Charitable Activities)

Section 1: Social Events

All LPCA social events shall be open to all members, their families and guests as well as to renters living in Lagoon Point. All funding shall be by voluntary contributions, admission fees and/or by proceeds from supporting fund raising activities. Social funds will be separate from all other LPCA funds and shall be accounted for separately.

Section 2: Charitable Activities

All LPCA sponsored charitable activities shall be funded by voluntary contributions and/or by of proceeds from supporting fund raising activities. Charitable funds will be separate from all other LPCA funds and shall be accounted for separately.

ARTICLE VIII (Amendments)

Section 1:

These by-laws may be amended by a 2/3 (two thirds) majority of the lots voting, with a minimum of 133 lots voting, provided:

(a) Proposed amendments originate with the board of directors, or from a petition to the board of directors by at least 25 members in good standing. Proposed amendments are approved by the board of directors prior to being presented to the membership.

(b) 14 to 60 days before mailing a proposed bylaw amendment ballot the board shall distribute a draft of the proposed amendment by mail or newsletter and invite comments. The board shall then hold a lot owners' meeting on the proposed bylaw revision. The proposed amendment ballot shall be sent to the recorded address of each lot owner not less than 21 days or more than 35 days prior to the specified due date of the ballot. Ballots to be valid must be returned by mail or in person by the due date. The ballot mailing may include recommendations for and against, not to exceed a half-page each.

- - End of Bylaws - -

These bylaws apply to all properties in the following plats:

Plat	Auditor's ref	Date filed
Lagoon Point	# 78936 Plats V4, p 45-50	10 July 1950
Lagoon Point View Tracts (Also replat of Block 10 of Plat of Lagoon Point Addition)	# 87580 Plats V4, p 72	7 Oct 1952
Lagoon Point No. 2 (Replat of portions of Blocks 13 and 14 of Plat of Lagoon Pt)	# 226208 Plats V11, p 11-12	19 Nov 1969
Lagoon Point No. 3 (Replat of portions of Blocks 11 and 13 of Plat of Lagoon Pt)	# 234604 Plats Vol 11, p 32-33	21 Sept 1970
Lagoon Point No. 4 (Replat of portions of Blocks 11 and 13 of Plat of Lagoon Pt)	# 286184 Plats Vol 12, p 23-24	14 July 1975

These Bylaws of Lagoon Point Community Association, Inc., were duly amended by the membership of the Association on the 28st day of November, 2006.

Attested to:

Linda Armstrong, President, LPCA

Aaron Lowin, Secretary, LPCA

Date attested: December 5, 2006

Note: The amendments approved November 28, 2006, changed the name of the organization from Lagoon Point Improvement Club (LPIC) to Lagoon Point Community Association (LPCA), and deleted the LPIC Constitution as now redundant.

Rules enacted by the board of directors as authorized by Article IV, Section 8 of these bylaws.

Rule clarifying the "per lot" basis for LPCA assessments and voting rights

Except as specified herein, the term "lot" for purposes of assessment and voting shall mean "lot as originally delineated in the Plat of Lagoon Point and subsequent Plat Amendments by which additional divisions were added."

Lots that have been legally combined into one lot under the lot combinations authority of Island County Code, Section 16.06, and other applicable law, and provided they are single residential building sites, shall be deemed to be one lot and assessed accordingly.

The number of votes assigned to a lot owner under various provisions of the Lagoon Point Community Association Bylaws will concurrently be adjusted in like manner. To effect this reduction in assessment and voting rights, the owner of the combined lots must first provide the LPCA President adequate documentation of Island County's approval of said lot combination. Assessments levied after the date of adoption of this rule or the date the lot owner has provided LPCA the required documentation, whichever date is later, shall be adjusted accordingly. Assessments levied prior to the date of adoption of this rule or prior to the lot owner's providing the necessary documentation, whichever date is later, shall not be adjusted retroactively.

If any Lagoon Point lot is subdivided or converted to multi-unit residences, each of the resulting lots or residential units will be assessed separately.

Enacted by vote of the LPCA Board, and effective February 17, 2009

Aaron Lowin, Secretary, LPCA
17 February 2009

(A signed copy of these bylaws is filed with the board Minutes for the month the bylaws were approved.)