


**NOTICE OF BYLAW AMENDMENT**  
**OF**  
**MT. BAKER RIM COMMUNITY CLUB**

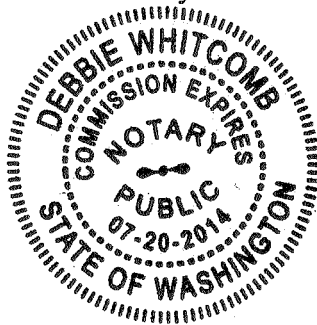
THIS IS TO CERTIFY that the Bylaws of Mt. Baker Rim Community Club, which Bylaws affect the operation of Division 1 and Division 2, Plat of Mt. Baker Rim, Whatcom County, Washington, were duly amended by action of the membership on June 4, 2011. This action restates and supersedes all prior Bylaws and amendments, including the Bylaws recorded in 2010 under Whatcom County Auditor's File No. 2100702687 and in 2009 under Whatcom County Auditor's File No. 2090705288 and in 2008 under Whatcom County Auditor's File No. 2080800635 and in 2007 under Whatcom County Auditor's File No. 2070803553 and in 1998 under Whatcom County Auditor's File No. 1981000537 and other Bylaws recorded with the Whatcom County Auditor between the years of 1998 and 2006.

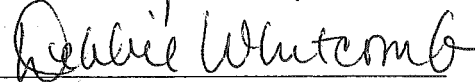
Dated this 23<sup>rd</sup> day of Aug, 2011

  
\_\_\_\_\_  
Secretary, Swan Bender

On this date before me, the undersigned, a notary public in and for the State of Washington, personally appeared Swan Bender, to me known to be the Secretary of MT. BAKER RIM COMMUNITY CLUB, the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein stated, and on oath, stated that she is authorized to execute the said instrument.

WITNESS my hand and seal 23<sup>rd</sup> day of Aug, 2011.



  
\_\_\_\_\_  
Notary Public for the State of Washington  
Residing in Bellingham, WA  
My commission expires: 7/20/2014



**AMENDED BYLAWS**  
**OF**  
**MT. BAKER RIM COMMUNITY CLUB**

**ARTICLE I.**  
**NAME**

The name of this corporation is and shall be "MT. BAKER RIM COMMUNITY CLUB" and for convenience shall be referred to hereinafter as the "Community Club".

**ARTICLE II.**  
**OBJECTS AND PURPOSES**

The purpose of the Community Club shall be to further and promote the community benefit of the owners of the real property commonly known as Mt. Baker Rim, situated in Section 8, Township 39 North, Range 7 East of W.M., and to make said property a better place in which to live and enjoy life, and to establish, operate and maintain a nonprofit club for the common good and general welfare of the members and their families, and toward these ends, to do any act or thing in any way connected with or related to the affairs of this corporation that may be deemed necessary, conducive, incidental or advisable to accomplish and promote said purposes, except carrying on a business, trade avocation or profession for profit, including but not limited to:

- (a) constructing, improving and maintaining roads, streets, walks, parking lots, lakes and banks of rivers, creeks and streams at Mt. Baker Rim;
- (b) improving and maintaining park or community areas and other areas for common usage at Mt. Baker Rim;
- (c) maintaining common facilities and preventative maintenance for all facilities; including sanitary and storm sewers and other utilities;
- (d) paying all taxes, utilities, charges, assessments and other levies upon property owned or managed by the Community Club;
- (e) caring for vacant, unimproved and unkempt lots, removing grass and weeds there from and doing any other things necessary or desirable to keep them in a neat and orderly condition;
- (f) enforcing any and all restrictions, covenants and conditions imposed at any time on the residential lots in Mt. Baker Rim for the general benefit of the owners and purchasers thereof; and;
- (g) making and collecting charges and assessments by which to further the foregoing objects and purposes; to do any other act or thing in any way connected with the foregoing or related to the purposes of the Community Club. (as amended June 24, 2006)

### ARTICLE III MEMBERSHIP

Section 1. Membership in the Community Club shall be limited to the parties of record of not less than one (1) residential lot in Mt. Baker Rim. A purchaser under contract for purchase of a residential lot or lots in Mt. Baker Rim shall also be deemed an owner for purposes of these Bylaws. Residential lots held as marital community property shall qualify the owners thereof for one (1) membership in the Community Club, which membership shall be in the name of either spouse (but not both). Only one (1) of any number of co-owners of any residential lot or lots may qualify for membership as a record owner of a residential lot in Mt. Baker Rim. No property may generate more than one (1) membership; no person may hold more than one (1) membership, except temporarily as Personal Representative of a deceased or incompetent person. (as amended June 6, 2004)

Section 2. Membership shall be inseparably appurtenant to the lots owned or being purchased by the members, and upon the transfer of ownership or a recorded contract for the sale of any such lot, the membership appurtenant thereto shall be deemed to be transferred in any way, inter vivos, except marital community property or multiple ownership once a year, and at least fifteen (15) days before an Annual General Meeting. In the event of the death of a member, membership shall pass in the same manner and to the same persons as does the real property itself. (as amended June 6, 2004)

Section 3. No member may withdraw except upon selling or entering into a written contract to sell the lot or lots to which each membership is appurtenant. Nevertheless, the privileges of membership may be cancelled or suspended by the action of the Board of Directors for nonpayment of dues or assessments, failure to abide by the Bylaws, Articles of Incorporation, the Declarations of Protective Restrictions, the Declaration of Charges, Assessments and Liens, or the Rules and Regulations promulgated by the Board of Directors. Such cancellation or suspension shall be authorized only by the affirmative vote of two-thirds (2/3) of the directors present at any regular or special meeting of the Board of Directors, provided there is a quorum present at such meeting, and only after the member has been afforded an opportunity for a hearing before the Board of Directors. (as amended June 14, 1998)

Section 4. Members whose dues are paid, and who otherwise are in good standing, shall be entitled to cast one vote per membership and no more than one vote per membership, regardless of the number of lots owned by the member. The vote for any membership owned by a marital community may be cast by either spouse without presentation of authority from the other. The vote for any membership appurtenant to a lot or lots held or being purchased by more than one person under some form of joint ownership, or several ownerships, may be cast by anyone of such persons upon presentation of written authority by proxy from the other joint owners. (as amended June 5, 1994)

Section 5. The use of Club facilities shall be extended to members, immediate members of their family, and may be extended to guests of members, under such rules and regulations as the Board of Directors may prescribe. (as amended June 5, 1994)

**ARTICLE IV.**  
**CERTIFICATES OF MEMBERSHIP AND TRANSFER**

Section 1. Certificates of Membership in the Community Club shall be in such form as the Board of Directors shall designate.

Section 2. Each Certificate of Membership shall be issued over the signature of the President or Secretary. A Certificate Record shall be maintained on which shall be shown the number, date and name of the member, and the residential lot or lots owned by such member, if any, as set forth in the corresponding certificate.  
(as amended June 24, 2006)

Section 3. Unless specifically requested by a member, it shall not be necessary that Certificates of Membership be actually issued. Members shall be entitled to exercise all of the rights and privileges of membership, and they shall be subject to all the obligations and liabilities of membership, without the actual issuance and possession of Certificates of Membership.

**ARTICLE V.**  
**MEETINGS**

Section 1. The annual meeting of the members of the Community Club shall be held at such hour and on such day during the month of June of each year, and at such place in Whatcom County, Washington, as shall be determined by the Board of Directors. The Secretary shall mail or deliver to each member written notice of the time and place of such meeting not less than thirty (30) days nor more than sixty (60) days in advance of any meeting. Notice mailed to the last address given the Secretary of the Community Club by any member shall be sufficient. If, for any reason, the annual meeting of the members shall not be held on the date hereinbefore designated, a delayed annual meeting may be called and held upon the giving of like notice thereof.  
(as amended June 4, 2005)

Section 2. Special meetings of members may be called at any time by the President, a majority of the Board of Directors, or not less than ten percent (10%) of the members of the Community Club, to be held at a convenient place in Whatcom County, Washington. Upon receipt of a request in writing setting forth the purpose of such proposed special meeting, signed by the President, or a majority of the Board of Directors or not less than ten percent (10%) of the members of the Community Club, the Secretary shall fix a time and place for such meeting, which shall be not less than ten (10) or more than thirty (30) days after the receipt of such request, and shall cause written notice thereof, setting forth the time, place and purpose of the meeting, to be given each member by personal delivery or by mailing to the last address given the Secretary of the Community Club not less than fourteen (14) nor more than sixty (60) days in advance of any meeting; and if the Secretary shall neglect or refuse to issue such call, the President, directors or members making the request may do so. A special meeting of the members may be held at any time without notice when all of the members are present in person or by proxy, or when all of the members consent in writing to the holding thereof. (as amended June 2, 1996)

Section 3. The presence in person or by proxy of ten percent (10%) of all members of the Community Club shall constitute a quorum for the transaction of business at any meeting of the members. Each member of the Community Club shall be entitled to one (1) vote in person or by proxy upon each subject properly submitted to vote. Proxies shall be signed and filed with the Secretary of the Community Club prior to the opening of any meeting at which they are voted. Proxies shall be effective only for the meeting at which filed, unless by their express terms they are given for a longer duration. (as amended June 26, 1983)

Section 4. The Board of Directors shall present the annual budget to the membership for ratification at the annual meeting. The budget shall include a breakdown of proposed expenditures that will provide the members adequate information for their review and shall also include the previous year's expenses. The Board shall also include a five-year capital improvement plan for all capital improvements, including maintenance projects, with an estimated cost greater than \$2000 including source of funding. Said capital improvement plan shall be updated annually. Said plan shall be subject to ratification of the membership in the same manner as the annual budget. (As added June 14, 1998)

## ARTICLE VI. DIRECTORS

Section 1. The business, property and affairs of the Community Club shall be managed by a Board of Directors composed of nine (9) members. The directors shall be elected annually by the members of the Community Club at an annual meeting for a term of three (3) years, and until their successors are elected and qualified pursuant to Section 6, Article VI., excepting the President if he/she is elected to the Presidency after serving two (2) years. The President then has the option of serving a fourth year as Past-President. (as amended June 4, 1995)

No director of the Board may also be an employee of MBRCC. (as amended June 7, 2008)

Section 2. The Board of Directors shall have the general management and control of the business and affairs of the Community Club and shall exercise any and all of the powers that may be exercised or performed by the Community Club under law, the Articles of Incorporation and these Bylaws. The Board of Directors may make and enforce such rules and regulations as they deem necessary, conducive, incidental or advisable to accomplish or promote the objects and purposes of the Community Club and the use of its property.

Section 3. Meetings of the Board of Directors shall be held at such time and place in Whatcom County, Washington, as shall be determined by a majority of the Board. Seven (7) days' notice of each such meeting shall be given to each director, which notice may be given by telephone. (as amended June 4, 1995)

Section 4. A majority of the directors shall constitute a quorum for the transaction of business, and a majority of such quorum shall determine any question except as otherwise provided by law, the Articles of Incorporation or these Bylaws;

provided, however, that if a quorum be not present, the majority of those directors present may adjourn to such future time and place in Whatcom County, Washington, as they shall determine, notice of such adjournment to be given to each director as herein provided for meetings of the Board of Directors, and any number of directors shall constitute a quorum at such deferred meeting. (as amended June 4, 1995)

Section 5. The positions on the Board shall be as follows:  
(as amended June 4, 2011)

|                                     |                                     |
|-------------------------------------|-------------------------------------|
| President                           | Member Relations Director           |
| Treasurer                           | Violations Director                 |
| Secretary                           | Property Standards Director         |
| Grounds and Maintenance<br>Director | Past-President or Director-at-Large |
| Legal and Insurance<br>Director     |                                     |

Any one of the above could be designated Vice-President, except the President, Past-President, and Secretary. (as amended June 7, 2008)

Section 6. All vacancies on the Board of Directors, whether caused by resignation, incompetency, death or otherwise, shall be filled through interim appointment from among the membership by the remaining Board of Directors, even though less than a quorum. At the first meeting of the members of the Community Club following a vacancy, whether that vacancy has been filled by interim appointment or not, the members will elect a director to fill the unexpired term of the elected predecessor. (as amended June 14, 1998)

Section 7. Any director may be removed as such by the Board of Directors at any properly called meeting for any reason deemed sufficient to the directors. Vacancies will be filled as per Article VI. Section 6. (as amended June 6, 2009)

## **ARTICLE VII.** **OFFICERS**

Section 1. The officers of the Community Club shall be a President, a Vice President, a Secretary and a Treasurer. Such officers shall be elected for a term of one (1) year, and until the successor of each is elected and qualified, by the Board of Directors at the first meeting of the Board after the annual meeting of members or any adjournment thereof.

Section 2.

- (a) The President shall be the executive head of the Community Club and shall preside at all meetings of the Board of Directors and at all meetings of the members. The President is authorized to sign all Certificates of Membership, contracts, deeds, bonds and other obligations of the Community Club and other instruments authorized by the Board of Directors. (as amended June 2, 1996)

- (b) Notwithstanding Article VII., Section 2(a) above, the Board of Directors may appoint or assign an agent(s) to sign Certificates of Membership, contracts, deeds, bonds and other obligations of the Community Club and other instruments authorized by the Board of Directors. The appointment/assignment of agents to represent the Board of Directors shall not exceed one year but may be renewed. (as added June 2, 1996)

Section 3. The Vice President shall perform in the absence of the President, or in the event of the President's inability to act, the same duties and functions as are provided to be performed by the President. The Vice President shall perform the duties of the Secretary in the Secretary's absence or inability to act.

Section 4. The Secretary shall be the custodian of all records and documents pertaining to the Community Club and its property. The Secretary shall keep fair and correct minutes and records of all meetings of members and of the Board of Directors. The Secretary is authorized to sign, with the President where appropriate, all Certificates of Membership, contracts, deeds, bonds and other obligations of the Community Club, and other instruments authorized by the Board of Directors. The Secretary shall give notice of all meetings of members of the Community Club and of the Board of Directors as set forth in these Bylaws. If, at any meeting of the members of the Board of Directors, the Secretary shall be absent or unable to perform his or her duties, the President shall have the right to appoint a Secretary pro tem in the Vice President's absence or inability to act. (as amended June 14, 1998)

Section 5. The Treasurer shall receive and safely keep all moneys and securities belonging to the Community Club and shall disburse the same under the direction of the Board of Directors. At each annual meeting of the members, at each regular meeting of the Board of Directors, and at any other time when directed by the Board of Directors, the Treasurer shall submit a report on the financial affairs of the Community Club and the status of all moneys, funds and assets then on hand or received and disbursed since the Treasurer's prior report. (as amended June 14, 1998)

Section 6. The Board of Directors may appoint, employ, terminate, discharge, fix the compensation and provide for the duties and powers of such officers, agents and employees as, in the judgment of the directors, shall be advisable, subject to the requirements and provisions of this Article VII, and two (2) or more of any officers, agents or employees may be combined in one (1) person, except the office of President. Any officers of this corporation shall perform and discharge such duties, other than those enumerated in this Article VII, as the Board of Directors may from time to time require.

Section 7. Any officer may be removed as such by the Board of Directors at any properly called meeting for any reason deemed sufficient to the directors. Vacancies in any office, whether caused by resignation, removal, death or otherwise, shall likewise be filled by appointment of the Board of Directors.

**ARTICLE VIII.**  
**INDEMNIFICATION OF DIRECTORS, OFFICERS AND EMPLOYEES**

To the extent permitted by law, the Community Club shall indemnify and exonerate its directors, officers and employees from all judgments, amounts paid in the settlement, and all reasonable expenses, including attorneys' fees, resulting from or caused by any act undertaken by, or any omission not undertaken by, any such director, officer or employee when in good faith carrying on the business of the Community Club or acting in its behalf.

**ARTICLE IX.**  
**CHARGES AND ASSESSMENTS**

Section 1. For the purpose of securing funds to meet the capital outlays, operating expenses and other expenditures required to accomplish the objects and purposes authorized in Article II hereof, the Board of Directors are authorized (i) to impose on the members of the Community Club such charges and assessments as the Board may from time to time determine, and (ii) to determine and levy from time to time charges and assessments against each and every residential lot in the property described in Schedule "A" attached hereto, as the same may be amended from time to time to include other areas in which is commonly known as Mt. Baker Rim. Such charges and assessments, including interest on delinquent amounts thereof and the costs, including attorneys fees, of collecting the same, if any, shall constitute liens on affected lots and shall, become the personal obligation of the owner or owners of such lot or lots, as hereafter provided in this Article IX. (as amended February 21, 1986)

Section 2. In regard to charges and assessments against residential lots:

- (a) The authority to levy such charges and assessments against residential lots in the property described in said Schedule "A", and to impose liens thereon, has been granted to the Community Club by the owners thereof pursuant to that certain Declaration of Charges, Assessments and Liens dated September 27, 1971 to be recorded in the office the County Auditor of Whatcom County, Washington, and it is expected that a similar declaration will be recorded and/or individual deed restrictions will be secured granting the Community Club authority to levy such charges and assessments upon other residential lots in the area commonly known as Mt. Baker Rim that may at any time exist. The validity of such charges and assessments against individual residential lots shall in no event be dependent upon the authority of the Community Club to determine and levy such charges and assessments against all of the residential lots that may at any time exist in the area commonly known as Mt. Baker Rim but such charges and assessments shall be valid to the extent that such authority has been granted to the Community Club.
- (b) Each owner of a residential lot or lots in property described in said Schedule "A" shall, by the acceptance of a deed for such lot or lots or by the signing of a contract or agreement to purchase the same, whether from the present or subsequent owner of such lot or lots, bind himself, his heirs, personal representatives and assigns to pay all such charges and assessments as shall be

determined and levied upon such lot or lots, including interest on such charges and assessments and collection costs including attorney's fees, thereof, if any, and the obligation to pay such charges, assessments, interest and costs including attorney's fees thereby constitutes an obligation running with the land. The obligation to pay such charges, assessments, interest and costs including attorney's fees may be imposed on the owners of all affected lots and the present owner or contract vendor of the real property commonly known as Mt. Baker Rim. (as amended June 2, 1996)

- (c) The amount of all such charges and assessments against any residential lot, including interest thereon and collection costs including attorney's fees, if any, shall be and become a lien upon such lot from and after the time each charge or assessment becomes due and payable and until such charges and assessment, including interest thereon and collection costs including attorney's fees, if any, are paid in full. Such lien shall be superior to any and all other liens. (as amended June 2, 1996)
- (d) Charges and assessments shall be determined and levied in equal proportions against each and every residential lot, or in accordance with services, utilities or improvements rendered directly to or for each such residential lot, which is subject to such charges and assessments at the time such determination and levy is made, excluding platted roads and areas reserved for common usage. (as amended June 4, 1995)
- (e) The time and manner of paying such charges and assessments shall be as specified by resolution of the Board of Directors. The President and Secretary of the Community Club shall mail or deliver to the owner or owners of each residential lot which is subject to a charge or assessment written notice of each such charge or assessment and the time and manner of paying same; provided, however, that no such charge or assessment shall become due and payable for at least thirty (30) days thereafter. Notice mailed to the last address given the Secretary of the Community Club by any such owner or owners, or mailed to such owner's or owners' last address known to the Community Club, shall be deemed sufficient. If a charge or assessment is made payable on a monthly or other installment basis, notice shall be mailed or delivered upon the initial levy of the charge or assessment but additional notice need not be sent as the individual installments thereof fall due. (as amended June 4, 1995)
- (f) The Board of Directors of the corporation shall have authority to determine the amount of any charges and assessment on the residential lots for any one calendar year. (as amended June 1, 1990)

The Board shall find as a fact in its resolution imposing additional charges and assessments the need for such special assessment and the manner of apportioning the amount thereof among the lots, for example; if the purpose for which the special assessment is made is general and applicable to all lots, then the special assessment shall be found by the Board of Directors to be applicable equally to each respective lot; or if the Board of Directors finds that only some of the lots are benefited or the lots are benefited in different proportions, providing that the

purpose of the special assessment is within the powers of the Corporation as defined in the Articles of Incorporation, then the Board shall find such facts in a formal resolution and shall apportion this special assessment according to the finding of benefit that the respective lots shall receive.

Section 3. In regard to the collection of charges and assessments:

- (a) All liens herein provided for shall be enforceable by foreclosure proceedings in the manner provided by law for the foreclosure of mortgages; provided, however, that by the acceptance of a deed for any residential lot or lots or by the signing of a contract or agreement to purchase the same, whether from the present or subsequent owner or purchaser thereof, such owner shall thereby waive all rights of redemption and of homestead in such lot or lots with respect to the foreclosure of such liens. No proceeding for foreclosure of any such lien or liens shall be commenced except upon the expiration of ninety (90) days from and after the date the charge or assessment giving rise to such lien or liens became due and payable. (as amended June 4, 1995)
- (b) The Community Club shall have the right, at any time after the expiration of a period of sixty (60) days during which any such charges or assessments shall remain unpaid and after ten (10) days' notice of intent to exercise this right, to prohibit and prevent the owner of or purchaser of any lot subject to such a lien, and any user thereof, from using the community or common areas or the roads of Mt. Baker Rim.

Section 4. First mortgage liens placed upon any of said residential lots for the purpose of constructing a residence or other improvements thereon, 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 all charges and assessments, and the liens resulting therefrom, at any time levied by the Community Club. (as amended June 4, 1995)

Section 5. Title to any residential lot acquired under or by virtue of a proceeding for the enforcement of any lien or liability under these Bylaws, shall always be subject to all of the reservations, limitations, restrictions, covenants and conditions imposed upon said lot by contract of sale or deed from the present owners of the property described in Schedule "A" or by declaration of such owner or owners or the Community Club or by these Bylaws. (as amended June 4, 1995)

Section 6. The Board of Directors shall have the power to assess a fine not in excess of current annual club dues, plus all costs incurred, for violation of the covenants and Bylaws. No fine shall be assessed without providing the alleged offender thirty (30) days' written notice of the intention to impose a fine and giving the alleged offender the opportunity to respond to the complaint in writing or in person at the next Board meeting. Any fine imposed shall constitute a "charge or assessment" as provided in this Article. (as amended June 4, 1995)

**ARTICLE X.**  
**DISSOLUTION**

In the event of the dissolution of the Community Club, the net assets of the Community Club shall be distributed to the then directors of the Community Club in trust for the owners (and contract purchasers) of the real property in Mt. Baker Rim for the purposes of this Community Club.

**ARTICLE XI.**  
**CONDUCT OF BUSINESS**

Section 1. Robert's Rules of Order, Current Edition, shall be recognized as the authority governing all meetings when not in conflict with the law, the Articles of Incorporation or these Bylaws. (as amended June 4, 1995)

Section 2. The President of the Community Club shall have the authority to appoint such committee or committees as he may desire and to remove the members thereof at his will. The Board of Directors shall have authority to appoint such committee or committees as it may desire and to remove the members thereof at will.

- (a) A regular standing committee designated the PROPERTY STANDARDS COMMITTEE shall be appointed by the Board of Directors. It shall consist of up to three (3) members, at least one (1) of which shall be a director. The term of office shall be three (3) years. The Committee shall report regularly to the Board of Directors. (as amended June 2, 1996)
- (1) The committee shall draft written procedural guidelines and standards in dealing with violations of property standards. The Committee shall be responsible for advising the Board of any alleged violations of the Declarations, Bylaws, or Regulations relating to property standards of the Community Club whether the alleged violation is brought to the Committee's attention through a Community Club member's complaint or through the Committee's own observation. For each instance, the Committee shall provide a written report and recommendations of what action should be taken; such report and recommendations to be submitted to the violator, to the complainant, if any, and to the Board. (as amended June 14, 1998)
- (2) The Committee will draft written guidelines for "Minimum Property Standards for Mount Baker Rim" and present these, and any subsequent changes to them, to the Board of Directors for review and ratification. Once these Standards, and any changes to them, are ratified by the Board, the Committee will ensure:
- (i) that these Minimum Property Standards are maintained for all properties, common and private, within Mount Baker Rim with respect to, but not limited to, the exterior conditions of living quarters, proper disposal of debris, and general appearance of the properties;

- (ii) that nothing is stored on any property unless within a proper storage area; this includes, but is not limited to, unlicensed vehicles, appliances such as refrigerators, and garbage.

The Committee shall be responsible for advising the Board and the violator in writing of any violations or alleged violations of the minimum standards with a written recommendation of what action should be taken. The Board shall have authority to impose fines for continued violation of minimum property standards.

- (3) The Property Standards Committee shall have the authority to review, approve, or deny all plans for development on all lots, pursuant to Article XIV., Section 5 of these Bylaws, and to ensure that all developments meet all Mount Baker Rim Bylaws, Declaration Restrictions, Regulations, and Guidelines, as well as all State and County regulations. Development of any lot, including clearing the lot of trees, may not proceed until development plans have been approved by the Committee. If a plan is denied, the Committee shall provide a written report citing specific reasons for the denial, such report to be given to the applicant within thirty-five (35) days of submission of the plan. Once plans for development have been approved by the Committee, a red approval form will be issued before work can commence on the property. This approval form must be prominently displayed on the site. If any development, including clearing, is observed being carried out on any lot without such approval form having been issued and displayed, the caretaker is to inform those involved that they must cease and desist until approval by the Committee had been obtained. If this warning is ignored, the Board of Directors will be advised and a fine may be imposed. A new fine may be imposed every two weeks thereafter until a plan has been approved. (as amended June 2, 1996)

With regard to paragraphs (1), (2), and (3) of this section, those cited as violating, or those whose development plans are denied, will have the right to a review of the alleged transgressions or the denial by the Property Standards Committee and by the Board of Directors within thirty-five (35) days. (as amended June 5, 1994)

- (b) A regular standing committee, designated the FINANCIAL COMMITTEE shall be appointed by the Board of Directors. It shall consist of two (2) members, at least one (1) of which shall be a director. The term of this office shall be three (3) years. This committee shall be responsible with advising the Board concerning an annual budget, generation of income, expenditure, capital improvements, and other financial matters concerning the operation of Mt. Baker Rim. (as amended March 20, 1987)

The committee shall submit proposed guidelines setting forth in detail the responsibilities and obligations of the Finance Committee. These guidelines shall also provide a time table for preparing and submitting a budget for approval of the Board.

- (c) The regular standing committee, designated as the **GROUNDS AND MAINTENANCE COMMITTEE** shall be appointed by the Board of Directors. It shall consist of two (2) members, at least one (1) of which shall be a director. The term of this office shall be three (3) years. This committee shall be responsible with advising the Board on the condition of the Community Club property and the maintenance necessary to keep the Club property in proper condition. This committee shall pay particular attention to the clubhouse, pool area, and roads of Mt. Baker Rim. (as amended March 20, 1987)

The committee shall submit proposed guidelines setting forth procedures for regular review of the condition of the grounds and a regular maintenance program.

- (d) The regular standing committee, designated the **SOCIAL COMMITTEE** shall be appointed by the Board of Directors. It shall consist of three (3) members, at least one (1) of which shall be a director. The term of this office shall be three (3) years. This committee shall be responsible for proposing and arranging social activities for the members of Mt. Baker Rim and their families. (as amended March 20, 1987)

- (e) A regular standing committee, designated the **LEGAL COMMITTEE** shall be appointed by the Board of Directors. It shall consist of two (2) members, at least one (1) of which shall be a director. The term of office shall be three (3) years. This committee shall be responsible for advising the Board in any and all legal questions which may arise in the operation of Mt. Baker Rim. The committee shall act as liaison between the Mt. Baker Rim's attorney and the Board. (as amended March 20, 1987)

The committee shall submit proposed guidelines and procedures setting forth in detail the responsibilities of the Legal Committee and procedures for carrying out these responsibilities.

- (f) A regular standing committee, designated the **AUDIT COMMITTEE** shall be appointed by the Board of Directors. It shall consist of two (2) members. The term of this office shall be three (3) years. This committee shall be responsible for advising the Board in any and all matters pertaining to the handling of the corporation's financial statements, accounting procedures and use of assets. (As added June 14, 1998)

- (g) A standing **BY-LAW COMMITTEE** shall be appointed by the President and the Board of Directors. It shall consist of three (3) or more members from the Community Club. Their duties shall be to evaluate the current By-laws and make recommendations to the Board of Directors. The standing By-law Committee shall report to the Board every three (3) months with recommendations. (as amended June 4, 2005)

Section 3. The Board of Directors shall provide for the nomination of directors by whatever method it desires. (as amended June 2, 1996)

**ARTICLE XII.**  
**NOTICE**

Any notice required to be given pursuant to these Bylaws shall be a written notice, unless otherwise specifically provided by these Bylaws. Such written notice may be given by depositing the same in a post office or mailbox in the State of Washington in a prepaid envelope addressed to the recipient thereof at the last address given by him to the Secretary of the Community Club or at such recipient's last address known to the Community Club, and the time when the same shall be mailed shall be deemed the time of giving such notice. A written waiver of any notice, signed before or after the time stated in such a waiver for holding a meeting, or attendance at a meeting, shall be deemed equivalent to notice thereof required to be given by these Bylaws.

**ARTICLE XIII.**  
**AMENDING OR REPEALING BYLAWS**

Section 1. The Board of Directors shall have the power to make, amend or repeal the Bylaws of the Community Club by unanimous written consent of the directors or at any meeting of the directors:

- (a) by unanimous vote of the directors, or
- (b) by vote of two-thirds (2/3) of the directors present at any meeting at which there is a quorum present, provided notice or intention to make, amend, or repeal the Bylaws at such meeting shall have been given to each director in accordance with the provisions for notice contained in these Bylaws.
- (c) any Bylaw made, amended, or repealed by the Board of Directors, as outlined in (a) and (b), must be approved by two-thirds (2/3) of the members present at the next Annual General Meeting. The Bylaw to be made, amended or repealed will be distributed to the membership, along with notice of meeting, for the Annual General Meeting, so the membership may consider the change and be prepared to vote for or against. (as added June 3, 1990)

Section 2. The members shall have the power, by a vote of two-thirds (2/3) of the members present or by proxy at an Annual General Meeting or a Special Meeting, provided a quorum is present, to make, amend, or repeal the Bylaws, providing notice of intention to make, amend or repeal the Bylaws at such meeting shall have been given in accordance with the provisions for notice contained in these Bylaws.  
(as amended June 4, 2005)

If a member wishes to make, amend or repeal a Bylaw, such notice of intention shall be sent to the Bylaw Committee at any time during the year for review.  
(as amended June 24, 2006)

