

**When recorded, return to:**

Condominium Law Group, PLLC  
10310 Aurora Avenue North  
Seattle, Washington 98133  
(206) 633-1520

**AMENDMENT TO DECLARATION OF CONDOMINIUM  
ESTABLISHING PARK PLACE, A CONDOMINIUM**

GRANTOR: PARK PLACE OWNERS' ASSOCIATION

GRANTEE: PARK PLACE OWNERS' ASSOCIATION

LEGAL DESCRIPTION: PARK PLACE, A CONDOMINIUM, ACCORDING TO THE  
DECLARATION THEREOF RECORDED UNDER GRAYS  
HARBOR COUNTY RECORDING NO. 841005035, AND  
THE SURVEY MAP AND PLANS RECORDED UNDER  
GRAYS HARBOR COUNTY NO. 841005035, IN VOLUME 1  
OF CONDOMINIUMS, PAGES 137 THROUGH 138,  
RECORDS OF GRAYS HARBOR COUNTY, WASHINGTON

ASSESSOR'S TAX PARCEL ID#: 0979000 (MASTER PARCEL NUMBER)

REFERENCE # (If applicable): 841005035

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2009-07210029 07/21/2009 01:28 PM AMEND  
Page 1 of 7 R 48.00 Grays Harbor Co, WA  
CONDO LAW GROUP



THIS AMENDMENT to the Declaration of the above-named Condominium is made as of this 24<sup>th</sup> day of JUNE, 2009.

**RECITALS**

**WHEREAS** the Declaration of Condominium Establishing Park Place, A Condominium (hereinafter, the "Declaration") was recorded on October 5, 1984, under Recording No. 841005035, in the records of Grays Harbor County, State of Washington, together with the Survey Map and Plans recorded in Volume 1 of Condominiums, at pages 137 through 138, under Recording No. 841005035;

**WHEREAS** the Park Place Owners' Association desires to amend the Declaration in certain respects to clarify the voting rights of owners of TSP's; allow for waiver of the annual audit; and to revise the minimum percentage of owners required to call a special meeting of the Association;

**WHEREAS** pursuant to and in accordance with Section 36 of the Declaration, a meeting was duly held on JUNE 24, 2009, after not less than twenty (20) nor more than sixty (60) days prior notice to all Owners entitled to vote thereon was duly given; not less than sixty percent (60%) of the voting power of the Owners, have voted to amend the Declaration as hereinafter set forth; and

**WHEREAS** notice of the meeting was sent to all first lienholders not less than twenty (20) nor more than sixty (60) days in advance of the meeting in accordance with Section 21 of the Declaration.

**NOW, THEREFORE** to accomplish the foregoing purpose, the undersigned President and Secretary of the Park Place Owners' Association do hereby declare and adopt the following Amendment to the Declaration:

**AMENDMENT**

**A. Section 1.9** is hereby revised in part as follows:

"Percentage of Interest shall mean the percentage of undivided interest in the common areas and facilities appertaining to each owner's interest in a TSU or RU (as set forth in Exhibit A) for all purposes except establishing the assessments for the timeshare budget. ~~Multiple owners of a TSU or RU, such as husband and wife, shall nominate and appoint one of the owners to vote their full percentage of interest in the TSP or RU.~~"

**B. Section 17.3** is hereby revised in part as follows:

"At each annual meeting the Board shall provide the Association membership with an independent audit of the Association's financial affairs as required by the

Act (RCW 64.32.170), unless the requirement for the audit is waived in accordance with Section 24.7."

[NOTE: The remainder of Section 17.3 shall remain unchanged.]

**C. Section 22.5** is hereby revised in part as follows:

"The Board may employ a professional manager. The Board or manager ~~shall~~ may employ or contract with an off-site property management agent who shall be authorized to perform managerial and administrative duties ~~off of~~ of the Project."

[NOTE: The remainder of Section 22.5 shall remain unchanged.]

**D. Section 23** is hereby revised in part as follows:

"If such demand is signed by the lesser of ~~twenty-five (25)~~ twelve (12) owners or ~~ten percent (10%)~~ twenty percent (20%) of the ownership, the Board shall proceed to call the meeting in accordance with this Declaration or the By-laws."

[NOTE: The remainder of Section 23 shall remain unchanged.]

**E. Section 24.7** is hereby deleted and the following **Section 24.7** is inserted in its place:

**24.7 Audits**

The financial statements of the Association shall be audited annually except that this requirement may be waived annually by an affirmative vote of Owners to which sixty percent (60%) of the votes are allocated.

**F. Section 27.4.2** is hereby revised in part as follows:

"If the Board shall fail to call such meeting and if ~~twenty-five (25)~~ the lesser of twelve (12) owners or twenty percent (20%) of the ownership and ~~mortgagees~~ disagree with the Board's findings to repair the project, said owners and ~~mortgagees~~, within the lesser of fifteen..."

[NOTE: The remainder of Section 27.4.2 shall remain unchanged.]

**EXCEPT AS MODIFIED AND AMENDED HEREBY**, the Declaration shall remain in full force and effect. This Amendment to the Declaration shall take effect upon recording. The terms of this Amendment to the Declaration shall control over and implicitly amend any inconsistent provision of the Declaration or Bylaws of the Association.



**FIRST AMENDMENT TO BY-LAWS OF PARK PLACE, A CONDOMINIUM AND  
PARK PLACE OWNERS' ASSOCIATION, A WASHINGTON  
NON-PROFIT CORPORATION**

THIS FIRST AMENDMENT to the By-laws of the above-named Condominium is made as of this 24<sup>th</sup> day of JUNE, 2009.

**RECITALS**

**WHEREAS** Article XIII of the By-laws permits amendments to the By-laws to be adopted by a majority of the owners at any annual or special meeting of the Association and the Park Place Owners' Association desires to amend the By-laws to change the time period for the annual meeting; to revise the voting scheme to allow participation by individual timeshare owners; to increase the number of Board members and provide for staggered terms; and to eliminate Board member compensation options; and

**WHEREAS**, pursuant to and in accordance with Section 36 of the Declaration and Article XIII of the By-laws, after proper notice was duly given to all owners, the owners voted on this Amendment at the annual meeting of the Association on \_\_\_\_\_, 2009 and owners holding at least 51% of the voting power present at the meeting voted to approve this Amendment.

**NOW, THEREFORE** to accomplish the foregoing purposes, the undersigned President and Secretary of the Park Place Owners' Association declare and certify that the above-stated conditions have been met and hereby adopt the following First Amendment to the By-laws:

**AMENDMENT**

- A. Article III, Section 4** is hereby deleted and the following **Article III, Section 4** is inserted in its place:

Section 4. Time and Place of Meeting.

Annual meetings of the Association shall be held at the Project, or at such other suitable place convenient to the owners as may be designated by the Board, during the first three months of each calendar year.

- B. Article III, Section 10** is hereby deleted and the following **Article III, Section 10** is inserted in its place:

Section 10. Voting.

The total voting power of all timeshare owners shall equal one (1) vote for each TSP owned and the fraction of voting power allocated to each TSP is set forth in Exhibit A to the Declaration.

The Association may recognize the vote of any one or more owners of each TSP or RU present in person or by proxy at any meetings of the Association as the vote of all such owners. If there is more than one such owner present at any meeting or if there are disputed claimants to voting rights, and they do not agree to vote unanimously, the majority of said owners or claimants shall prevail and the vote allocated to said TSP or RU cast accordingly. In the event that a majority of co-owners cannot be obtained on any issue, the TSP or RU vote shall be entirely disregarded. There is majority agreement if any one of the multiple owners casts the vote allocated to that TSP or RU without protest being made promptly to the person presiding over the meeting by any of the other owners of the TSP or RU.

- C. **Article IV, Section 1** is hereby deleted and the following **Article IV, Section 1** is inserted in its place:

Section 1. Qualification and Term.

- 1.1 The Board shall have all authority that is granted to, and the duties that are required of, the Board of Directors by the Documents.
- 1.2 The number of directors which may constitute the whole Board of Directors shall not be less than five (5), nor more than thirteen (13); however, at all times the number shall be an uneven number of Directors.
- 1.3 The number of directors shall be determined by a majority of the voting power of the owners present at any meeting called for the purpose of electing directors, except that any reduction in the number of directors shall not have the effect of removing a director from his position during his existing term.
- 1.4 To provide for staggered terms, at least one (1) director shall be elected at each annual meeting. Notwithstanding anything herein to the contrary, in order to implement the staggered terms, at the next annual meeting, at least two (2) directors shall be elected for three (3) year terms, two (2) directors shall be elected for two (2) year terms and one (1) director shall be elected for a one (1) year term. The Board, at its discretion, shall determine which directors shall serve each term. Every term thereafter shall be for a period of three (3) years.

- D. **Article IV, Section 7** is hereby revised as follows:

No member of the Board shall receive compensation from the Association for acting as such ~~unless approved by the owners at the Association meeting.~~

- E. **Article IV, Section 10** is hereby deleted in its entirety.

**EXCEPT AS AMENDED HEREBY**, the By-laws shall remain in full force and effect. This First Amendment to the By-laws shall take effect upon adoption. The terms of this First Amendment to the By-laws control over any inconsistent provision of the By-laws.

DATED and ATTESTED this 1<sup>st</sup> day of July, 2009.

PARK PLACE OWNERS' ASSOCIATION

By: [Signature]  
\_\_\_\_\_, President

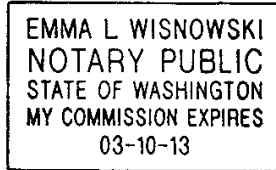
By: [Signature]  
\_\_\_\_\_, Secretary

STATE OF WASHINGTON )  
 ) ss.:  
COUNTY OF King )

On this 1<sup>st</sup> day of July, 2009, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Juettice to me known to be the President of Park Place Owners' Association, the Washington non-profit corporation that executed the within and foregoing instrument, and acknowledged that instrument to be the free and voluntary act and deed of the Association, for the uses and purposes therein mentioned, and on oath stated that s/he was authorized to execute the instrument on behalf of said Association.

WITNESS my hand and seal hereto affixed the day and year in this certificate above written.

[Signature]  
Emma L. Wisnowski (Print name)  
Notary Public in and for the State of  
Washington, residing at King County  
My commission expires: 03-10-13



STATE OF WASHINGTON )  
 ) ss.:  
COUNTY OF Benton )

On this 16<sup>th</sup> day of July, 2009, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared John R. Hunter to me known to be the Secretary of Park Place Owners' Association, the Washington non-profit corporation that executed the within and foregoing instrument, and acknowledged that instrument to be the free and voluntary act and deed of the Association, for the uses and purposes therein mentioned, and on oath stated that s/he was authorized to execute the instrument on behalf of said Association.

WITNESS my hand and seal hereto affixed the day and year in this certificate above written.

[Signature]  
Ryan Miller (Print name)  
Notary Public in and for the State of  
Washington, residing at Richland  
My commission expires: June 24, 2012

