

By-Laws of the Dungeness Bay Homeowners Association

1. Purpose: The primary purpose of the Association shall be to provide the means to protect, enforce, and amend the Covenants of the DUNGENESS BAY PLAT. A secondary purpose shall be to promote the common interests of the plat and those of the John Thornton Donation Claim.

2. MEMBERSHIP: All users of the PEDERSEN WATER SYSTEM are eligible members of this Association. This includes both homeowners and lot owners within this district. Owners of multiple lots within the district are limited to one vote. Voting on Covenant matters will be restricted to those within the Covenant area.

3. DUES: Dues shall be FIFTEEN DOLLARS per calendar year for those property owners living within The Protective Covenants of the Dungeness Bay Plat and Five Dollars per calendar year for all others.

4. QUORUM: For business relating to the primary purpose of the Association, the Covenants, a quorum requires the approval of sixty percent of all the property owners. For business relating to the secondary purpose, a quorum shall consist of a simple majority of the paid-up members in attendance of a noticed meeting. Those unable to attend may send a signed proxy.

5. MEETINGS: The Officers of the Association, by unanimous consent, may call a meeting at any time. Meeting may also be called if sixty percent of the members sign a written request to the President of the Association for a meeting. Officers, by unanimous consent, may decide where meetings are to be held and pay a reasonable fee for rental.

6. OFFICERS: The elected Officers of the Association shall consist of a President, Vice-President, Secretary and Treasurer. Each office is for a one year term and elected by a simple majority of the membership. If any

Officer is unable or unwilling to complete the elected term, a meeting shall be called to elect a successor. Any Officer may continue for an unlimited number of terms at the joint pleasure of the Association and Officer. Officers may be removed for cause by a simple majority action providing that a thirty day notice has been filed with the Secretary. Any actions conflicting with the purposes of the Association is "sufficient cause".

7. DUTIES OF THE PRESIDENT: The President shall preside at meetings of the Association, have general supervision and management of the affairs of the Association and represent the Association views to and requests to nonmembers. Requests may be made by Committee activity of a committee appointed by the President.

8. DUTIES OF THE VICE-PRESIDENT: The Vice-President shall assume the duties and authority of the President during the absence of the President.

9. DUTIES OF THE SECRETARY: The Secretary shall keep accurate record of the meetings of the Association and initiate Association correspondence. A report of the previous meeting shall be read by the Secretary and approved by a simple majority of those in attendance.

10. DUTIES OF THE TREASURER: The Treasurer shall keep a true and accurate account of all financial transaction of the Association, collect dues, deposit all funds collected in a financial institution approved by the officers, audit and pay bills, report financial transactions at each meeting and furnish upon request all financial records. The treasurer's report at each meeting shall be approved by a simple majority of those in attendance.

11. THE BOARD OF DIRECTORS: The Board of Directors shall consist of five members which include all of the current Officers and the immediate Past President.

Should circumstances warrant immediate action prior to the scheduling and notification of a membership meeting, the Board may act for the Association. The President shall call a Board meeting. The presence of all five members is mandatory.

12. COVENANT SUPERVISION: A Committee of three Association members shall be appointed by the Board of Directors to serve as a Covenant Enforcement Committee and will enforce the Covenants as written and recorded with Clallam County on April 15, 1964. No member of this Committee shall be a current Officer of the Association.

13. AMENDMENT: These Bylaws may be amended by simple majority vote at any "noticed" meeting providing "notice" has been given thirty days prior to the meeting. Amendments may be proposed by any member. Approved changes to the Bylaws will require rewriting of the entire document. Document will then be published and distributed to the membership at the next Association meeting.

Revised: November, 2008