

2071874 MASON CO WA

03/30/2017 10:11 AM RESOL
WILSON HOSS #102043 Rec Fee: \$77.00 Pages: 5



After Recording Return To:
Robert D. Wilson-Hoss
Hoss & Wilson-Hoss
236 West Birch Street
Shelton, WA 98584

DOCUMENT TITLE:	Timberlake Community Club Resolution 2017- , Board Project Approval Committee
REFERENCE NUMBERS OF RELATED DOCUMENTS:	N/A
GRANTOR:	Timberlake Community Club
GRANTEES:	Public
LEGAL DESCRIPTION:	Timberlake Divisions 1 – 13
ASSESSOR'S PROPERTY TAX PARCEL NO.	Division 1 – 20018-50-00001 thru 22018-50-09162 Division 2 – 22017-50-00001 thru 22017-50-00908 Division 3 – 22018-51-00001 thru 22018-51-00902 Division 4 – 22018-52-00001 thru 22018-52-00061 Division 5 – 22018-53-00001 thru 22018-53-00903 Division 6 – 22018-54-00001 thru 22018-54-00088 Division 7 – 22017-50-00001 thru 22017-50-00104 Division 8 – 22007-51-00001 thru 22007-51-90933 Division 9 – 22017-51-00001 thru 22017-51-00169 Division 10 – 22017-52-00001 thru 22017-52-00088 Division 11 – 22017-53-00001 thru 22017-53-00900 Division 12 – 22018-55-00001 thru 22018-55-00018 Division 13 – 22008-50-00001 thru 22008-50-00900

TIMBERLAKE COMMUNITY CLUB

RESOLUTION NO. 2017 - 03

BOARD PERMITTING APPROVAL PROCESS

This Resolution sets out the purposes, authority, make up, and operating procedures of the Timberlake Board Permitting Approval Process. It is to be harmonized with all provisions of other Rules of Timberlake where possible, and where not possible, the provisions of this Resolution control.

1. Purposes. The Board Project Permitting Committee exercises the authority of the Timberlake Board of Directors with respect to final approval, approval with conditions, or disapproval of project applications that are submitted to the Timberlake Project Permit Committee. Project applications are submitted to the Timberlake Project Permit Committee, which reviews, evaluates and considers them, and makes recommendations for their approval, approval with conditions, or disapproval; all consistent with the Timberlake Resolution establishing this Project Permitting Committee. These recommendations are then submitted to the Board Permitting Committee, which has the authority to take final action on these project applications.

2. Authority. Timberlake Community Club has the authority to enforce its Restrictive Covenants and other Rules that apply to the Timberlake development. Timberlake also has the authorities specified in the Washington State Homeowners' Association Act at RCW ch. 64.38, and the Washington State Nonprofit Corporation Act, RCW ch. 24.03. This Resolution supersedes all inconsistent other Rules of Timberlake.

The Board Permitting Approval Committee is composed of only members of the Board of Directors. As such, and pursuant to the terms of this Resolution, it has the authority to act for the Board with respect to project applications.

3. Composition. The Board Permitting Approval Committee shall consist of two member of the Board of Directors, who shall be appointed by the Board of Directors, and if one of the directors is not available or there is a conflict of interest by one of the directors another shall be able to sign.

In addition, the office staff of Timberlake will provide support to the Board Permitting Approval Committee, with regard to mailings, office procedures, filing, and so on, under the direction of the Office Manager. Any concerns or issues regarding such support shall first be made subject to informal, good faith discussions, and if no agreement is possible, shall then be brought to the Board of Directors for resolution.

4. Operating Procedures. The Board Permitting Approval Committee shall operate pursuant to procedures that are fair and reasonable. It shall create and make systems for its operation, which shall include:

- timelines, assignment of responsibilities, accountability/ follow-

through, and letters and other forms, as well as other procedures that support the work of the Committee;

- processes such as flow charts for actions to be taken;
- use of civility and courtesy when dealing within the Committee and with members; and
- coordination with legal counsel.

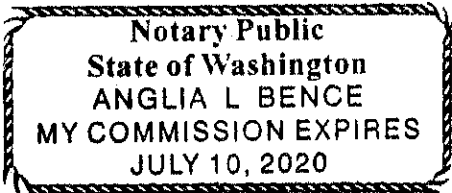
The Board Permitting Approval Committee shall keep and maintain accessible records of its systems, processes, procedures and actions. It shall make and keep reasonably accurate and complete minutes of its proceedings.

6. Appeal. The Board Permitting Approval Committee makes final decisions for the Timberlake Board of Directors regarding permit approval applications. If a member disagrees with the decision of the Board Permitting Approval Committee in a matter, he or she may appeal this decision by asking the entire Board to consider the matter, pursuant to Timberlake Rules. Appeals shall follow the same general process as those provided for Board hearings of member appeals of violation complaints. If the Board Permitting Approval Committee cannot agree on a result, the matter shall be referred to the entire Board of Directors.

7. Other Remedies. If the Board of Directors, in its sole discretion, finds that the use of the process specified in this Resolution will cause delay in the pursuit of the interests of the general membership or for any other reason it may choose to exercise any and all other remedies available to it in addition to and/or instead of the remedies provided for in this Resolution.

8. Fees and Costs. Any fines, and any fees, expenses or costs to remedy violations, including attorney fees, and all other costs reasonably expended, of any nature whatsoever, in support of the pursuit of the terms of this Resolution, shall be paid by the Member to the Association. This applies whether the Association proceeds pursuant to the system established pursuant to this Resolution, or whether it proceeds pursuant to any other available legal or equitable remedy; it also applies when the Board responds to any proceeding brought by anyone else. All such amounts shall constitute assessments, and liens against the subject property, as provided by the Bylaws.

10. Severability. If any provision of this Resolution is found to be

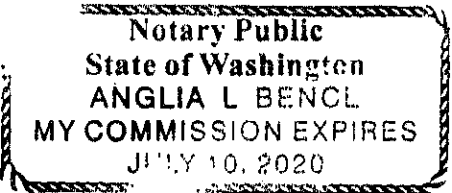


PRINT NAME: Anglia L Bence
NOTARY PUBLIC IN AND FOR THE STATE OF
WASHINGTON, residing at Shelton
My commission expires: July 10, 2020

STATE OF WASHINGTON)
) ss
COUNTY OF MASON)

On this 29th day of March, 2017, personally appeared before me,
Linda Ruder, personally known to me to be the
Secretary of Timberlake 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 mentioned, and on oath stated
that he/she is authorized to execute the said instrument.

Witness my hand and official seal affixed the day and year first above written.



Anglia L Bence
PRINT NAME: Anglia L. Bence
NOTARY PUBLIC IN AND FOR THE STATE OF
WASHINGTON, residing at Shelton
My commission expires: July 10, 2020