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TIMBERLAKE COMMUNITY CLUB #113079 Rec Fee: \$77.00 Pages: 4

After Recording Return To:
Timberlake Community Club, Inc.
2880 East Timberlake West Drive
Shelton, WA 98584-7936

DOCUMENT TITLE:	Timberlake Community Club Resolution No. 2018-01
REFERENCE NUMBERS OF RELATED DOCUMENTS:	N/A
GRANTOR:	Timberlake Community Club, Inc.
GRANTEES:	Public - residents of the Timberlake Community
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. 2018 – 01
Division 11 Occasional Temporary Camping and
Self-Contained Trailer Use

I. Authority for This Resolution.

The Timberlake Community Club, acting by and through its Board of Directors, enacts this Resolution pursuant to its authority as set forth in its governing documents as follows:

A. Declaration of Covenants, Conditions, Reservations and Restrictions of Timberlake No. 11:

In accordance with the Mason County Commissioners' " policy on acceptance of plats," no lots in this plat have been approved for sewage disposal by individual septic tank systems... . Lots shall be used exclusively for camping and self-contained trailers. No building or structure will be permitted to be constructed on individually owned lots except carports and/or garages. A central sanitary and shower facility and central water supply will be constructed within or adjacent to said plat to serve all of the lots in this plat. Such central facility shall be for the benefit of all lot owners within the said plat. No water supply will be constructed to individual lots.

No noxious or offensive activities shall be carried on upon any lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.

B. Declaration of Covenants, Conditions, Reservations and Restrictions of Timberlake Nos. 1-10 and 12-13, first paragraph:

All lots and improvements shall be used for residential purposes and uses incidental thereto only.

C. Articles of Incorporation: Among the purposes of the Association are,

(6) To enforce and police the conditions, covenants and restrictions upon or for the benefit of parcels of real property over which the corporation has control and to which said parcels may be subject to the extent that the corporation has the legal right to enforce the same.

(7) To promulgate and provide rules and regulations for the use and enjoyment of said property in accordance with the Bylaws of this corporation.

D. Bylaws:

Purposes: The purpose of this association is to promote the community welfare of the members and their families to make Timberlake a better place in which to live and enjoy life, for the benefit of members and their families.

Rules and Regulations: The Board shall, when necessary and appropriate, develop rules and regulations to support the purposes of the Association, and to provide procedures for the enforcement of the same. The Board shall give a minimum of thirty days notice to members of proposed enforcement actions, except in emergency situations when immediate action is needed to protect the interests of the Association.

Construction: Where any terms of the covenants and/or other rules are unclear, the Board of Directors shall have the right, power and authority to interpret the same by providing a meaning that is reasonable and fair, and advances the purpose of the Association and the collective interests of the members.

II. Uses of Lots in Division 11.

The lots within Division 11 of Timberlake are not residential lots. Each Division within Timberlake is subject to its own set of Covenants, Conditions, Reservations and Restrictions. Each of the other divisions has as its first such CCR&R that the lots and improvements on the lots are to be used for residential purposes only. On the other hand, the Division 11 CCR&Rs provide that the lots are to be used only for camping and self-contained trailer use.

Throughout its history, Timberlake has seen lots in Division 11 used solely for the purposes of temporary recreational uses, by occasional camping and self-contained trailer use. The Association provides common facilities as required by the division 11 CCR&Rs, so that those who participate in temporary recreational uses and activities can have a place to use sanitary facilities, and shower.

III. Board Findings.

Based on the language of the Division 11 CCR&Rs, and the long history of consistent interpretation of that language, the Board finds as follows:

A. in all of the other Divisions, the uses of the lots and improvements on those lots are for residential purposes only;

B. in Division 11, the only allowed uses are temporary recreational activities, and this includes camping and the use of self-contained trailers;

C. no owner of a lot within Division 11 has ever, to the knowledge of the Timberlake Board, actually attempted to reside permanently on a lot within Division 11, which have been historically known as "camping lots;"

D. people camp in tents, in self-contained trailers, under the stars, in vans, and in a variety of other ways, on a temporary basis. "Camping" is a temporary recreational activity, by definition, and is widely considered to be an activity which is fully supported by the Timberlake Board;

E. CCR&Rs for other Timberlake divisions 1 through 10 and 12 through 13 that allow for permanent residential uses also provide a significant number of other rules intended to make those residential uses compatible with the purposes of the Association;

G. there is no need for the Board to interpret the language of the Division 11 CCR&Rs limiting uses to camping and self-contained trailers, because the restriction to temporary recreational uses is self-evident from the language; but if there is an need to interpret the language, the language means that the uses in Division 11 are restricted to temporary recreational uses including occasional camping and self-contained trailer use;

H. If all owners within Division 11 were allowed to simply camp on their lots, or live in self-contained trailers, permanently, the result would be a very significant contradiction of the purposes of the Association, and the standards created by its governing documents; and a very significant deterioration of the Timberlake neighborhoods and the living environment for all Timberlake members. Timberlake is subject to certain requirements, as expressed in its CCR&Rs, and other governing documents. Those who buy lots in Timberlake are aware of these requirements, and are required to follow them. It is the responsibility of the Board of Directors to protect the membership in this matter.

IV. Conclusion.

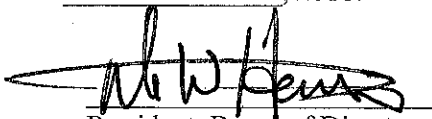
One of the purposes of Timberlake Community Club is to enforce the applicable Covenants, Conditions, Restrictions and Reservations. The Board may interpret the language of the CCR&Rs, and may provide for rules to support the purposes of the Association, and to provide procedures for the enforcement of the same.

Timberlake does not allow permanent residences in Division 11; it allows occasional temporary camping and self-contained trailer uses. A Division 11 member may camp, or use a self-contained trailer, in Division 11, for up to six months at a time, in any consecutive 12-month period. In addition, the member who does so must not trespass on any other member's lot; and must register with the Association office on the first date of such a use, notify the Association office when the use is discontinued, and follow reasonable rules as established by the Board of Directors.


V. Effective Date; Other Rules.

This Resolution is effective on the date of its passage by the Board of Directors. If it is found in any way to be inconsistent with any other Timberlake rules about the use of lots, including using recreational vehicles as dwellings, the provisions of this Resolution shall apply, as it is intended to apply directly to Division 11 only.

This Resolution was enacted by the Board of Directors of Timberlake Community Club on _____, 2018.



President, Board of Directors
Timberlake Community Club



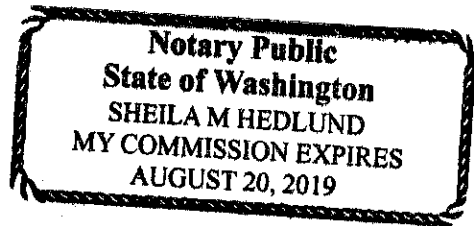
Secretary, Board of Directors
Timberlake Community Club

STATE OF WASHINGTON)
) ss.
COUNTY OF MASON)

On this 10th day of April, 2018, personally appeared before me Tom Hanson, personally known to me, provided to me on the basis of satisfactory evidence to be the President of Timberlake Community Club, the corporation that executed the foregoing instrument, and acknowledged that said instrument to be the free and voluntary act and deed of the said corporation, for the uses and purposes therein mentioned, and oath stated that he is authorized to execute said document.

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

Sheila M. Hedlund
PRINT NAME: Sheila M. Hedlund
NOTARY PUBLIC IN AND FOR THE STATE
OF WASHINGTON, residing in Shelton
My commission expires 08-20-19



STATE OF WASHINGTON)
) ss.
COUNTY OF MASON)

On this 10th day of April, 2018, personally appeared before me Linda Buder, personally known to me, provided to me on the basis of satisfactory evidence to be the Secretary of Timberlake Community Club, the corporation that executed the foregoing instrument, and acknowledged that said instrument to be the free and voluntary act and deed of the said corporation, for the uses and purposes therein mentioned, and oath stated that he is authorized to execute said document.

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

Sheila M. Hedlund
PRINT NAME: Sheila M. Hedlund
NOTARY PUBLIC IN AND FOR THE STATE
OF WASHINGTON, residing in Shelton
My commission expires 08-20-19

