

ROBERT J FRISCH  
8205 N DIVISION  
SPOKANE WA 99208



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08/04/1998 01:19P  
Spokane Co, WA

**BYLAWS OF**

**SHAWNEE CANYON ESTATES HOMEOWNERS ASSOCIATION**

SEC 14 TWSP 26N R16 42 EWM



## LEGAL DESCRIPTION

### Preliminary Plat of SHAWNEE CANYON ESTATES

THE South 971.00 feet of the East Half of the Southwest Quarter of the Southwest Quarter and the South 971.00 feet of the West Half of the Southeast Quarter of the Southwest Quarter of Section 14, T.26 N., R.42 E., W.M., County of Spokane, State of Washington, lying east of SUNSET TRAILS SECOND ADDITION, per final plat recorded in Book 14 of Plats, Page 15;

EXCEPT the East 440.00 feet of said West Half of the Southeast Quarter of the Southwest Quarter;

ALSO EXCEPTING that portion of said Southwest Quarter of Section 14 lying east of SUNSET TRAILS SECOND ADDITION described as follows:

Beginning at the Southwest Corner of said section; thence N.44°10'50"E., (Basis of Bearing is N.89°58'25"E., along the south line of said Southwest Quarter) a distance of 945.18 feet to the southeast corner of Lot 10, Block 12, of said Sunset Trails Second Addition; thence S.00°08'20"W., along the east line of said Sunset Trails Second Addition, 31.71 feet to the TRUE POINT OF BEGINNING of parcel description and centerline of Shawnee Avenue; thence N.71°13'10"E., along said centerline extended, 50.00 feet to the point of curve of a 250.00 feet radius curve to the right; thence along the arc of said curve, 70.98 feet, through a central angle of 16°16'00" to the point of reverse curve of a 250.00 feet radius curve to the left; thence along the arc of said curve, 175.83 feet, through a central angle of 40°17'50"; thence S.42°48'40"E. along a radial bearing, 131.06 feet; thence S.21°55'34"W., 125.12 feet; thence S.43°29'10"W., 315.00 feet; thence S.46°30'50"E., 75.00 feet; thence S.43°29'10"W., 101.10 feet; thence N.89°51'40"W. 87.34 feet to the east line of said Sunset Trails Second Addition; thence N.00°08'20"E., 470.00 feet to the True Point of Beginning; said parcel further defined on Record of Survey filed in Book 72 of Surveys, pages 53 and 54.



### CERTIFICATE OF EXEMPTION

THAT PORTION of the Southwest Quarter of Section 14, T.26 N., R.42 E., W.M. lying east of SUNSET TRAILS SECOND ADDITIO, per final plat recorded in Book 14 of Plats, Page 15, described as follows:

Beginning at the Southwest Corner of said section; thence N.44°10'50"E., (Basis of Bearing is N.89°58'25"E., along the south line of said Southwest Quarter) a distance of 945.18 feet to the southeast corner of Lot 10, Block 12, of said Sunset Trails Second Addition; thence S.00°08'20"W., along the east line of said Sunset Trails Second Addition, 31.71 feet to the TRUE POINT OF BEGINNING of parcel description and centerline of Shawnee Avenue; thence N.71°13'10"E., along said centerline extended, 50.00 feet to the point of curve of a 250.00 feet radius curve to the right; thence along the arc of said curve, 70.98 feet, through a central angle of 16°16'00" to the point of reverse curve of a 250.00 feet radius curve to the left; thence along the arc of said curve, 175.83 feet, through a central angle of 40°17'50"; thence S.42°48'40"E. along a radial bearing, 131.06 feet; thence S.21°55'34"W., 125.12 feet; thence S.43°29'10"W., 315.00 feet; thence S.46°30'50"E., 75.00 feet; thence S.43°29'10"W., 101.10 feet; thence N.89°51'40"W. 87.34 feet to the east line of said Sunset Trails Second Addition; thence N.00°08'20"E., 470.00 feet to the True Point of Beginning; said parcel further defined on Record of Survey filed in Book 72 of Surveys, pages 53 and 54.



**BYLAWS OF**

**SAHNEE CANYON ESTATES HOMEOWNERS ASSOCIATION**

**ARTICLE I**

**PLAN OF OWNERSHIP**

**1.1 Name, Structure and Location.** The name of the owners association is SHAWNEE CANYON ESTATES HOMEOWNERS ASSOCIATION, referred to below as the "Association". The Association is a Washington nonprofit corporation. The principal office of the Association shall be in Spokane County, Washington.

**1.2 Application to Project.** The provisions of these Bylaws are applicable to a residential community, a portion of which consists of individual lots created dividing property through a certificate of exemption process, and a portion of which consists of a platted area, all of which property is known as Shawnee Canyon Estates, located in Spokane County, State of Washington, as now existing or hereafter amended, referred to below as the "Property". All present and future owners and their tenants, future tenants, employees, and any other persons who might use any portion of the Property or its facilities in any manner, are subject to the regulations set forth in these Bylaws, the Articles of Incorporation for the Association, and the Declaration of Covenants, Conditions and Restrictions and Reservations of Easements for the Property, referred to below as the "Declaration", all as now existing or as hereafter amended or modified. The mere act of occupancy of any portion of any Lot shall signify that these Bylaws are accepted and ratified, and will be observed.

**1.3 Meaning of Terms.** Unless otherwise specifically provided herein, the definitions contained in the Declaration are incorporated in these Bylaws by reference.

**ARTICLE II**

**MEMBERSHIP, MEETINGS AND VOTING RIGHTS**

**2.1. Classes of Membership.** The Association shall have two (2) classes of voting membership established according to the following provisions:

(a) **Class A Membership.** Class A membership shall be that held by each Lot owner, other than the Declarant (or its successor in interest). Each Class A Member shall be entitled to one (1) vote for each Lot owned. If ownership of any Lot is shared by more than one (1) person, the one (1) vote allocated for ownership of such Lot shall be shared among them, but all such persons shall be considered Members of the Association.



(a) **Class B Membership.** Class B membership shall be that held by the Declarant (or its successor in interest). Each Class B member shall be entitled to three (3) votes for each Lot owned. Class B membership shall be converted to Class A membership, with the same voting rights attributable to other Class A membership interests, and shall forever cease to exist, upon the occurrence of the first of the following to occur:

(i) When the total outstanding voting power held by Class A Members, as defined in the Declaration and these Articles, equals the total outstanding voting power of Class B Members (taking into account the 3 votes per Lot ownership accorded Class B membership as specified above); or

(ii) On the fifth anniversary of the recordation of the Declaration, with respect to all property covered by the Declaration as originally recorded, and on the fifth anniversary of the recordation of each Declaration of Annexation, with respect to the property covered by any such Declaration of Annexation; or

(iii) Upon the written notification to the Association that the Class B Member(s) is/are electing to terminate the Class B status of their membership.

2.2 **Voting Requirements; Majority for Quorum.** Except which otherwise expressly provided in the Declaration, the Articles or these Bylaws, any action by the Association which must have the approval of the Association membership before being undertaken shall require the vote or written assent of the prescribed percentage to the total voting power of the Association. Except on matters specifically provided for in the Declaration, the Articles, these Bylaws, or by law, the vote of a majority of a quorum present at any meeting (in person or by proxy) shall constitute the vote of the Members.

2.3 **Quorum.** The presence in person or by proxy of at least sixty percent (60%) of the voting power of each class of members of the Association shall constitute a quorum. The members present at a duly called or held meeting at which a quorum is present may continue to do business until adjournment, notwithstanding the withdrawal of enough Members to leave less than a quorum.

2.4 **Proxies.** At all meetings of Members, each Member may vote in person or by proxy. All proxies shall be in writing and filed with the Secretary before the appointed time of each meeting. All proxies shall be valid only for the meeting for which the proxies are given (including any reconvened meeting in the event of an adjournment), unless provided otherwise in the proxy. Every proxy shall be revocable and shall

automatically cease upon receipt of notice by the Secretary of the Board of the death or judicially declared incompetence of such Member.

**2.5 Annual Meetings.** Regular annual meetings of the Members of the Association shall be held not less frequently than once each calendar year at the Property, or such other suitable place convenient to the Members, as may be designated by the Board. The first meeting of the Association shall be held within forty-five (45) days after the closing of the sale of the Lot which represents one more than half of the Lots within the Subdivision, as identified in the Declaration as of the date of acceptance of these Bylaws, but in no event shall the first meeting be held later than six (6) months after the closing of the sale of the first Lot.

**2.6 Special Meetings.** A special meeting of Members of the Association may be called by the President or by the Board (upon the vote for such a meeting by a majority of a quorum of the Board or upon written agreement of three or more Board members). A special meeting shall also be called by the Board upon receipt of a written request therefor signed by Members representing not less than twenty-five percent (25%) of the total voting power of the Association or by Members representing not less than fifteen percent (15%) of the voting power held by Members other than Declarant.

**2.7 Notice and Location of Meetings.** At the direction of the President, the Secretary, or the officers or persons calling a meeting, written notice of regular and special meetings shall be given by the Secretary to all Members in the manner specified for notices under these Bylaws. Such notice shall specify the place, day, and hour of the business to be undertaken, and, in the case of a special meeting, the purpose or purposes for which the meeting is called. Except in the case of an emergency, at least ten (10) days notice (but not more than fifty [50] days notice) of any meeting shall be provided prior to the meeting. Meetings of the Association shall be held at the Property or at a meeting place as close thereto as possible. Notice shall also be delivered to any institutional lender filing a written request with the Association, and any such lender shall be permitted to designate a representative to attend all such meetings.

**2.8 Adjournment.** In the absence of a quorum at a Member's meeting, a majority of those present in person or by proxy may adjourn the meeting to another time, but may not transact any other business. An adjournment for lack of a quorum shall be to a date not less than five (5) days and not more than thirty (30) days from the original meeting date. The quorum for such a reconvened meeting shall be thirty percent (30%) of the voting power of each class of Members of the Association.

**2.9 Action Without Meeting.** Any action which may be taken at a meeting of the Members may be taken without a meeting if a consent, in writing, setting forth the action so taken, is signed by all the Members entitled to vote thereon. Such consent shall have the same force and effect as a unanimous vote.



**2.10 Rules at Meetings.** Except as otherwise provided in these Bylaws, the Articles or the Declaration, all meetings of the Members shall be governed by Roberts Revised Rules of Order.

**2.11 Commencement of Voting Rights.** Voting rights attributable to any Lot, other than a Lot owned by Declarant, shall not vest until an assessment has been levied against that Lot by the Association.

### **ARTICLE III**

#### **BOARD OF TRUSTEES**

**3.1 Number and Term of Trustees.** From and after the first annual meeting of the Members, the Board shall consist of three (3) Trustees, each whom shall be a Lot Owner or an agent of Declarant (while Declarant remains a Lot owner). The Trustees shall serve staggered terms of three (3) years each; provided, that at the first annual meeting, the Members shall elect one (1) Director for a term of three (3) years, one Director for a term of two (2) years, and one (1) Director for a term of one (1) year. The initial Trustees, as identified in the Articles, or their duly elected replacements, shall serve until the first annual meeting of the Association; thereafter, all Trustees shall be elected and removed according to these Bylaws.

#### **3.2 Election of Board of Trustees.**

**3.2.1 Nomination.** Nominations for election to the Board of Trustees may be made from the floor at the annual meeting of the Association. Additionally, the Board may appoint a Nominating Committee, which shall consist of a Chairman, who shall be a member of the Board of Trustees, and two (2) or more Members of the Association. If the Board determines to appoint a Nominating Committee, the Committee shall be appointed at least ninety (90) days prior to each annual meeting of the Members, to serve until the close of such annual meeting, and shall make as many nominations for election to the Board of Trustees as it shall, in its discretion, determine; but not less than the number of vacancies that are to be filled.

**3.2.2 Cumulative Voting.** Elections of Board members shall be by secret written ballot. All elections in which more than two (2) positions on the Board are to be filled shall be conducted by cumulative voting.

**3.3 Removal.** Unless the entire Board is removed from office by the vote of Association Members, an individual Trustee shall not be removed prior to the expiration of such Trustee's term of office if the number of voted cast against such removal is greater than the quotient arrived at by dividing the total number of votes that may be cast under cumulative voting procedures by a divider equal to one (1) plus the authorize number of Trustees.



**3.4 Vacancies.** Vacancies in the Board caused by any reason other than the removal of a Trustee by such Trustee's replacement through a vote of the Members shall be filled by vote of the majority of the remaining Trustees for the remainder of the term of the Trustee being replaced, or until a successor is elected at a special meeting of the Members called for that purpose.

**3.5 Regular Meetings.** Regular meetings of the Board shall be conducted at least quarterly at a time and place at the Property (or at such other place as may be convenient to all Board Members), as may be fixed by the Board. Notice of the time and place of regular meetings shall be given to each Trustee, personally or by mail, telephone or telegraph, at least five (5) days prior to the day named for the meeting, and shall be posted at a prominent place or places within the Property.

**3.6 Special Meetings.** A special meeting of the Board may be called by written notice signed by the President of the Association or by any two (2) Trustees other than the President. Notice shall be provided to all Trustees and posted at the Property in the manner prescribed for notice of regular meetings, and shall include a description of the nature of any special business to be considered by the Board.

**3.7 Waiver of Notice.** Before, at, or after any meeting of the Board, any Trustee may, in writing, waive notice of such meeting and such a waiver shall be deemed equivalent to the giving of such notice to that Trustee. Attendance by a Trustee at any meeting of the Board shall be a waiver of notice by that Trustee of the time and place of the meeting except where such attendance is for the limited and express purpose of objection to the transaction of any business to be considered by the Board.

**3.8 Quorum.** The presence in person of a majority of the Trustees at any meeting of the Board shall constitute a quorum. The vote of a majority of the quorum actually present at any meeting shall constitute the vote of the Board unless expressly provided to the contrary in these Bylaws, or in any future amendment thereto.

**3.9 Action by Consent of Trustees.** Any action which may be taken by the Board of Trustees may be taken without a meeting, if all members of the Board shall individually or collectively consent in writing to such action.

**3.10 Adjournment; Executive Session.** The Board may, with the approval of a majority of a quorum of the Trustees, adjourn a meeting and reconvene in executive session to discuss and vote upon personal matters, litigation in which the Association is or may become involved and orders of business of a similar nature. The nature of any and all business to be considered in executive session shall first be announced in open session.

**3.11 Board Meeting Open to Members.** Regular and special meetings of the Board shall be open to all Members of the Association. Provided, however, that Association



Members who are not on the Board may not participate in any deliberation or discussion unless expressly so authorized by the vote of a majority of a quorum of the Board.

#### ARTICLE IV

#### POWERS AND DUTIES OF THE BOARD OF TRUSTEES

**4.1 Powers and Duties.** The Board shall have the powers and duties necessary for the administration of the affairs of the Association. Without limitation on the generality of the foregoing powers and duties, the Board shall be vested with, and responsible for, the following:

**4.1.1** To select, appoint, supervise, and remove all officers, agents and employees of the Association; to prescribe such powers and duties for them as may be consistent with law, and with the Articles, the Declaration and these Bylaws; and to require from them security for faithful service when deemed advisable by the Board;

**4.1.2** To enforce the applicable provisions of the Declaration, Articles, these Bylaws and other documents relating to the ownership, management and control of the Property.

**4.1.3** To adopt and publish rules and regulations governing the use of the Common Areas, and to establish procedures and penalties for the infraction thereof, subject to approval of the membership;

**4.1.4** To pay all taxes, assessments and other monetary obligations which rightfully are or could become a lien upon any portion of any Common Areas or facilities;

**4.1.5** To contract for casualty, liability and other insurance on behalf of the Association as appropriate for such an Association or as required by the Declaration.

**4.1.6** To cause any Common Areas and facilities to be maintained and insured, and to contract for goods and/or services for the Association, subject to the limitations set forth in these Bylaws;

**4.1.7** To delegate its powers to committees, officers or employees of the Association, or to a management company pursuant to a written contract, or to others as expressly authorized by these Bylaws;

**4.1.8** To keep complete and accurate books and records of the receipts and expenditures of the Association (relating to the Common Area



and otherwise), specifying and itemizing the maintenance and repair expenses incurred, and to prepare budgets and financial statements for the Association as required in these Bylaws in accordance with good accounting procedures; to provide for independent audits as required by law and these Bylaws;

4.1.9 To initiate and execute disciplinary proceedings against Members of the Association for violations of the provisions of the Articles, Declaration, these Bylaws and such rules as may be promulgated by the Board, in accordance with procedures set forth in these Bylaws;

4.1.10 To enter upon any privately owned Lot as necessary in connection with construction, maintenance or emergency repair for the benefit of the Property or the Owner;

4.1.11 To fix and collect regular and special assessments according to the Declaration and these Bylaws, and, in the Board's discretion, foreclose the lien against any Lot for which an assessment is not paid within thirty (30) days after the due date, or bring an action at law against the Owner personally obligated to pay such assessment;

4.1.12 To prepare and file annual tax returns with the federal government and to make such elections as may be necessary to reduce or eliminate the tax liability of the Association.

4.2 Limitation on Board's Power. Except with the vote or written approval of a majority of the voting power of the Association, the Board shall be prohibited from taking any of the following actions:

4.2.1 Incurring aggregate expenditures for planned capital improvements to any Common Area in any fiscal year in excess of five percent (5%) of budgeted gross expenses of the Association for that fiscal year; provided, that this shall not limit the ability of the Board to provide for expenditures in order to meet unanticipated extraordinary or emergency capital improvements which were not reasonably anticipated at the time the annual budget was determined.

4.2.2 Selling during any fiscal year, property of the Association having an aggregate fair market value greater than five percent (5%) of the budgeted gross expenses of the Association for the fiscal year;

4.2.3 Paying compensation to Trustees or to officers of the Association for services performed in the conduct of the association's business; provided, however, that the Board may cause a Trustee or officer



to be reimbursed for expenses incurred in carrying on the business of the Association.

4.2.4 Entering into a contract with a third person wherein the third person will furnish goods or services for the Common Area, facilities or the Association for a term longer than one (1) year with the following exceptions:

(a) A Contract with a public utility company if the rates charged for the materials or services are regulated by government authority; provided, however, that the term of the contract shall not exceed the shortest term for which the supplier will contract at the regulated rate;

(b) Prepaid casualty and/or liability insurance policies not to exceed three (3) years' duration, provided that the policy permits for short rate cancellation by the insured;

Any agreement for professional management of the Project or any other contract providing for services by Declarant shall provide for termination by either party without cause and without payment of a termination fee on thirty (30) days or less written notice and shall provide for a maximum contract term of one (1) year.

**ARTICLE V**

**OFFICERS**

5.1 Enumeration and Term. The officers of this Association shall be a President, Vice-President, Secretary and Treasurer, and such other officers as the Board may, from time to time, by resolution create. The officers shall be elected annually by the Board, from Board membership, and each shall hold office for one (1) year unless he or she shall sooner resign, or shall be removed, or otherwise disqualified to serve.

5.2 Election of Officers. The election of officers shall take place at the first meeting of the Board of Trustees following each annual meeting of the Members.

5.3 Resignation and Removal. Any officer may be removed from office by a majority of the Board at any time with or without cause. Any officer may resign at any time by giving written notice to the Board, the President or the Secretary. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.



5.4 Vacancies. A vacancy in any office may be filled by appointment by the Board. The officer appointed to such vacancy shall serve for the remainder of the term of the officer being replaced.

5.5 Multiple Offices. Any two or more offices may be held by the same person, except the offices of President and Secretary may not be held by the same person unless there is only one Director.

5.6 Duties. The duties of the officers are as follows:

5.6.1 President. The President shall preside at all meetings of the Board of Trustees; shall see that orders and resolutions of the Board are carried out; shall sign all leases, mortgages, deeds, and other written instruments and shall co-sign all checks (unless the authority to sign checks in the ordinary course of Association business has been delegated to a management company as provided in these Bylaws) and promissory notes.

5.6.2 Vice-President. The Vice-President shall act in the place and stead of the President in the event of the President's absence, inability or refusal to act, and shall exercise and discharge such other duties as may be required by the Board.

5.6.3 Secretary. The Secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board and of the Members; serve notice of meetings of the Board and of the Members; keep appropriate current records showing the Members of the Association together with their addresses, and shall perform such other duties as required by the Board.

5.6.4 Treasurer. The Treasurer shall receive and deposit, in appropriate bank accounts, all monies of the Association and shall disburse such funds as directed by resolution of the Board of Trustees; shall co-sign all checks and promissory notes of the Association; and shall keep proper books of account and prepare or have prepared financial statements as required in these Bylaws. The duty of the Treasurer to receive and deposit funds and to sign checks in the ordinary course of Association business may be delegated to a management company as provided in these Bylaws.

**ARTICLE VI**

**DISCIPLINE OF MEMBERS: SUSPENSION OF RIGHTS**

The Association shall have no power to cause a forfeiture or abridgement of an Owner's right to the full use and enjoyment of such Owner's individually owned Lot on



account of a failure by the Owner to comply with provisions of the Declaration, Articles, these Bylaws, or of duly enacted rules of operation for the Common Area and facilities, except where the loss or forfeiture is the result of the judgment of a court or a foreclosure or sale under a power of sale for failure of the Owner to pay assessments levied by the Association. Notwithstanding the foregoing, the Board shall have the power to impose monetary penalties, temporary suspensions of an Owner's rights as a Member of the Association or other appropriate discipline for failure to comply with the Declaration, Articles, these Bylaws or duly enacted rules; provided that the accused shall be given notice and the opportunity to be heard by the Board with respect to the alleged violations before a decision to impose discipline is reached. In the case in which monetary penalties are to be imposed, such penalties shall include actual attorney's fees and all costs in connection with the collection of such penalties.

**ARTICLE VII**

**BUDGETS, FINANCIAL STATEMENTS, BOOKS AND RECORDS**

**7.1 Budgets and Financial Statements.** Financial statements and pro forma operating budgets for the Association shall be regularly prepared (at least annually) and copies shall be distributed to each Member of the Association. All books and records shall be audited at least annually.

**7.2 Fiscal Year.** The fiscal year of the Association shall be as designated by resolution of the Board. In the absence of such a resolution, the fiscal year shall be the calendar year.

**7.3 Inspection of Association's Books and Records.** The membership register, books of account, vouchers authorizing payments, and minutes of meetings of the Members, of the Board, and of committees of the Board of the association shall be made available for inspection and copying by any Member of the Association, or by any Member's duly appointed representative, at any reasonable time and for a purpose reasonably related to such Member's interest as a Member, at the office of the Association or at such other place within or near the Property as the Board shall prescribe. Such inspection may take place of weekdays during normal business hours, following at least forty-eight (48) hours' written notice to the Board by the Member desiring to make the inspection. Any Member desiring copies of any document shall pay the reasonable cost of reproduction. Every Trustee shall have the absolute right at any reasonable time to inspect all books, records and documents of the Association and the physical properties owned or controlled by the Association. The right of inspection by a Trustee includes the right to make extracts and copies of documents.



**ARTICLE VIII**

**AMENDMENT OF BYLAWS**

These Bylaws may be amended at any time and in any manner by the vote or written assent of a bare majority of a quorum of the total voting power of the Association; provided, however, that the percentage of the voting power necessary to amend a specific clause or provision herein shall not be less than the percentage of affirmative votes prescribed for action to be taken under said clause or provision; and provided further, that any such amendment shall not be inconsistent with the law.

**ARTICLE IX**

**MISCELLANEOUS PROVISIONS**

9.1 Regulations. All Owners, tenants, or their employees, or any other person that might use the facilities of the Property in any manner are subject to the regulations set forth in these Bylaws and in the Project Documents and to all reasonable rules enacted pursuant to the Declaration. Acquisition, rental, or occupancy of any Unit shall constitute acceptance and ratification of the provisions of all such rules and regulations.

9.2 Compensation and Indemnity and Release of Officers and Trustees. No Trustee or officer shall receive any loan from the Association, or shall receive any compensation for services rendered for or on behalf of the Association, except reimbursement according to Article 6 of these Bylaws.

To the fullest extent permitted by law, the Association shall indemnify and release Trustees from liability or obligations arising from their conduct as Trustees on behalf of the Association. Provided, this provision shall not eliminate or limit the liability of a Trustee for acts or omissions that involve intentional misconduct by a Trustee, or a knowing violation of law by a Trustee, or for any transaction from which the Trustee will personally benefit in money, property or services to which the Trustee is not legally entitled.

9.3 Committees. The Board may, by resolution, designate one or more committees, each of which shall include at least one (1) of the Trustees, and which shall have such powers to act on behalf of the Board as may be set forth in the resolution, subject to prohibitions or limitations imposed by law.

9.4 Notices. Any notice permitted or required to be given by these Bylaws, the Articles, the Declaration, or other Documents enacted to govern the affairs of the Property may be delivered either personally or by mail, or as otherwise specifically provided in the such Document. If delivery is by mail, it shall be deemed to have been given upon deposit thereof in the United States mail, postage prepaid, addressed to each




person at the current address given by such person to the Secretary of the Association or addressed to the Unit of such person if no address has been given to the Secretary.


ADOPTION OF BYLAWS

We, the undersigned, being all of the initial Trustees of SHAWNEE CANYON ESTATES HOMEOWNERS ASSOCIATION, do hereby assent to the within and foregoing Bylaws and hereby adopt the same as the Bylaws of SHAWNEE CANYON ESTATES HOMEOWNERS ASSOCIATION.

EXECUTED by the undersigned on the 9 day of Dec, 1997.

  
\_\_\_\_\_  
Robert J. Frisch

  
\_\_\_\_\_  
Jack L. Dein

  
\_\_\_\_\_  
Brian C. Balch

I, the undersigned, the duly elected and acting Secretary of SHAWNEE CANYON ESTATES HOMEOWNERS ASSOCIATION, do hereby certify:

The foregoing Bylaws were adopted as the Bylaws of said Association on 9 Dec, 1997, and that the same do now constitute the Bylaws of said Association.

EXECUTED by the undersigned on 12/7, 1997.

  
\_\_\_\_\_  
Secretary