

**CLEARWOOD COMMUNITY ASSOCIATION INC.
21603 N CLEAR LAKE BLVD SE YELM, WA 98597
(360) 894-2941**

Directory of Resolutions

**Currently this document contains only those Resolutions
that required changes be made to the 2007 versions of the
By-Laws and Red Book (Rules and Regulations)**

Date Printed November 7, 2015

Edited 6/4/2026

Table of Contents

Summary of Resolutions	5
RESOLUTION 95-10-02	6
VOTING RESOLUTION 2004-12-03.....	8
BOARD RESOLUTION NO. 2008-03-02	10
BOARD RESOLUTION NO. 2009-02-03	11
BOARD RESOLUTION NO. 2009-03-02	12
BOARD RESOLUTION NO. 2009-03-04	13
BOARD RESOLUTION NO. 2010-03-02	14
BOARD RESOLUTION NO. 2010-03-05	15
BOARD RESOLUTION NO. 2010-03-09	16
BOARD RESOLUTION NO. 2010-03-10	17
BOARD RESOLUTION NO. 2011-03-01	19
Board Resolution NO. 2011-03-03	21
Board Resolution NO. 2011-03-05	22
Board Resolution NO. 2011-03-07	24
Board Resolution NO. 2011-03-08	26
Board Resolution NO. 2011-03-010	28
Board Resolution NO. 2012-03-05	30
Board Resolution NO. 2012-03-06	32
Board Resolution NO. 2012-03-13	34
Board Resolution NO. 2012-03-16	36
Board Resolution NO. 2012-03-19	38
Board Resolution NO. 2012-03-21	40
Board Resolution NO. 2012-03-24	42
Board Resolution NO. 2012-03-25	44
Board Resolution NO. 2013-02-06	46
Board Resolution NO. 2013-03-01	48

Board Resolution NO. 2014-03-04 50
Board Resolution NO. 2014-03-06 51
Board Resolution NO. 2014-03-11 52
BOARD RESOLUTION NO. 2015-03-05 53
BOARD RESOLUTION NO. 2015-03-10..... 54
BOARD RESOLUTION 2015-03-13 55
BOARD RESOLUTION NO. 2015-03-17..... 56
OPERATING RESOLUTION NO. 2022-03-01.....57
BOARD RESOLUTION NO. 2024-01-27..... 59
OPERATING RESOLUTION NO. 2026-05-02..... 61

Summary of Resolutions

Resolution 1995-10-02 Approved by Membership October 21, 1995
Resolution 2004-12-03 Adopted by the Board of Directors August 20, 2005
Resolution 2008-03-02 Approved by Membership August 16, 2008
Resolution 2009-02-03 Approved by Membership August 15, 2009
Resolution 2009-03-02 Approved by Membership August 15, 2009
Resolution 2009-03-04 Approved by Membership August 15, 2009
Resolution 2010-03-02 Approved by Membership August 21, 2010
Resolution 2010-03-05 Approved by Membership August 21, 2010
Resolution 2010-03-09 Approved by Membership August 21, 2010
Resolution 2010-03-10 Approved by Membership August 21, 2010
Resolution 2011-03-01 Approved by Membership August 20, 2011
Resolution 2011-03-03 Approved by Membership August 20, 2011
Resolution 2011-03-05 Approved by Membership August 20, 2011
Resolution 2011-03-07 Approved by Membership August 20, 2011
Resolution 2011-03-08 Approved by Membership August 20, 2011
Resolution 2011-03-010 Approved by Membership August 20, 2011
Resolution 2012-03-05 Approved by Membership August 18, 2012
Resolution 2012-03-06 Approved by Membership August 12, 2012
Resolution 2012-03-13 Approved by Membership August 18, 2012
Resolution 2012-03-16 Approved by Membership August 18, 2012
Resolution 2012-03-19 Approved by Membership August 18, 2012
Resolution 2012-03-21 Approved by Membership August 18, 2012
Resolution 2012-03-24 Approved by Membership August 18, 2012
Resolution 2012-03-25 Approved by Membership August 18, 2012
Resolution 2013-02-06 Approved by Membership August 17, 2013
Resolution 2013-03-01 Approved by Membership August 17, 2013
Resolution 2014-03-04 Approved by Membership August 16, 2014
Resolution 2014-03-06 Approved by Membership August 16, 2014
Resolution 2014-03-11 Approved by Membership August 23, 2014
Resolution 2015-03-05 Approved by Membership August 15, 2015
Resolution 2015-03-10 Approved by Membership August 15, 2015
Resolution 2015-03-13 Approved by Membership August 15, 2015
Resolution 2015-03-17 Approved by Membership August 15, 2015

CLEARWOOD COMMUNITY, ASSOCIATION, INC,

RESOLUTION 95-10-02

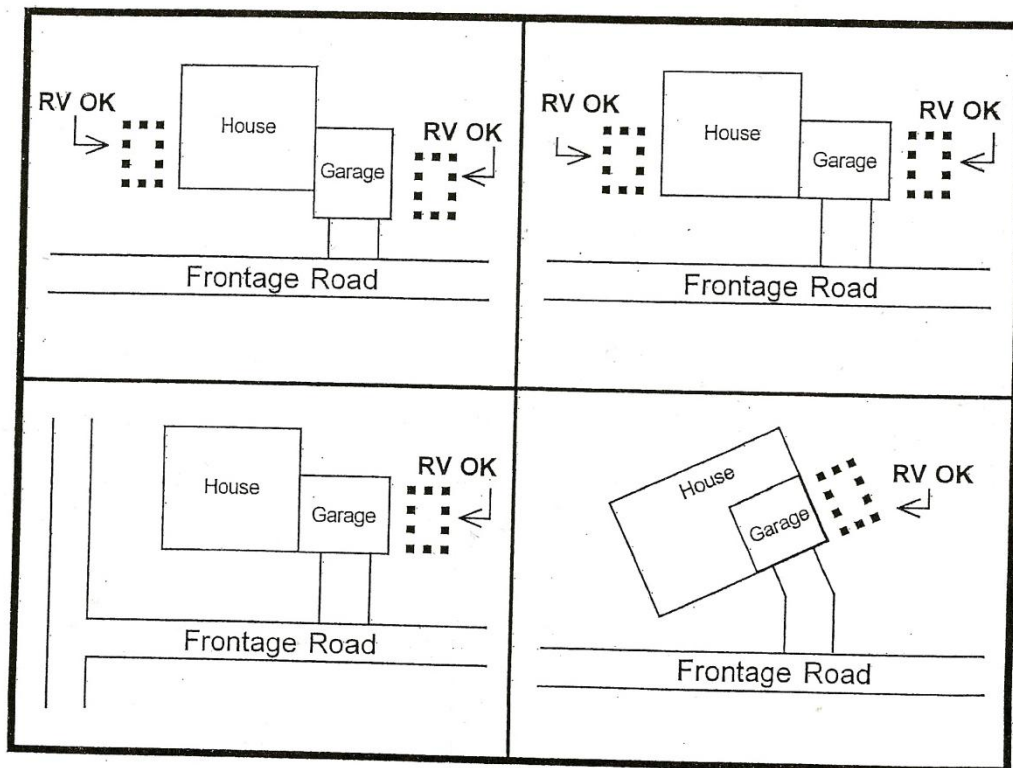
A Resolution defining minimal RV/Trailer/Camper screening
on individual lots of permanent residents

WHEREAS, according to the amended protective covenants and by-laws of the association, the powers of the association shall be vested in the Board of Directors, and

WHEREAS, the membership approved the Rule and Regulations RED BOOK, as amended through August 1994, at the August 1995 Annual Membership Meeting, and

WHEREAS, on pages 11-12 of the RED BOOK, Section C, regarding screening of RV/ Trailers and Campers, sets forth six alternatives for acceptable screening, of which the sixth item is sub-paragraph (f) which states "such other screening as shall be approved from time to time by the ACC and/or the Board of Directors of CCA,

THEREFORE, BE IT RESOLVED that the Board of Directors defines "such other screening" to include, at this time, "that the minimal RV/Trailer/Camping screening shall consist of storage at the side of the dwelling with no protrusion beyond the front of the building. Examples of meeting minimal screening requirements are as follows:



CLEARWOOD COMMUNITY ASSOCIATION INC.

Donald Praast
Donald Praast, President

ATTEST:

Everett (Bob) Cox
Everett (Bob) Cox, Secretary

**CLEARWOOD COMMUNITY ASSOCIATION, INC.
VOTING RESOLUTION 2004-12-03**

*In force as of January 1, 2005 and Subject to member approval
at their August 20, 2005 Annual Meeting*

A Resolution requiring all portable garages (carports) be set back 20 feet from property line or behind the front of the house.

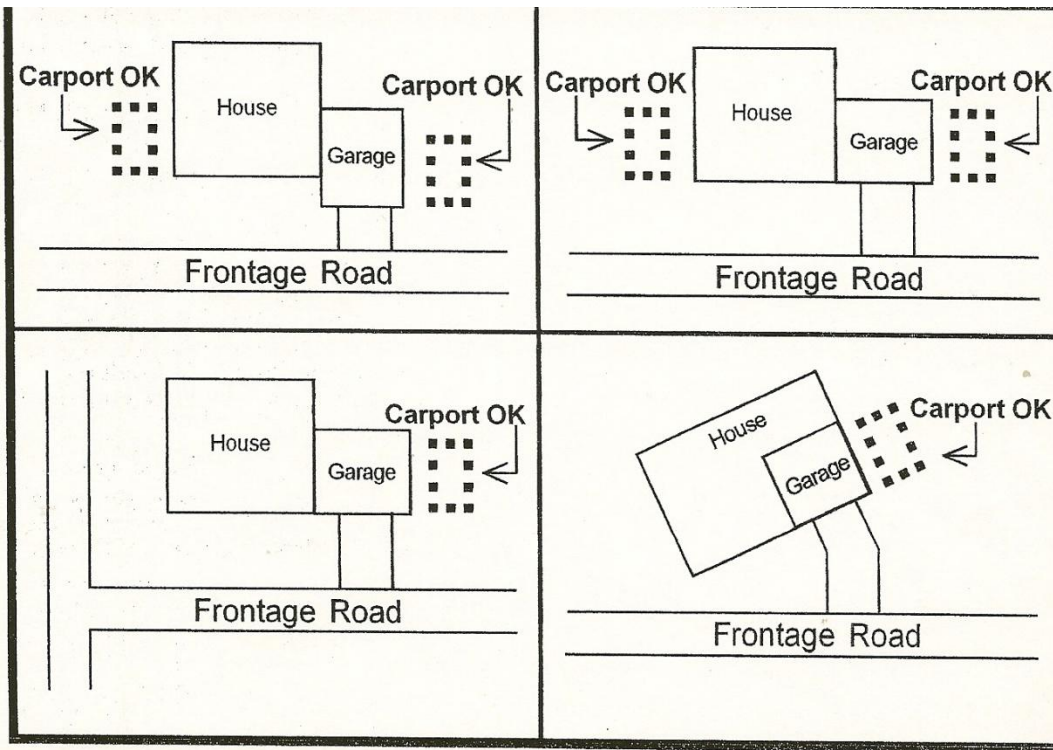
WHEREAS, according to the Amended Protective Covenants of the Clearwood Community Association, the Board of Directors is responsible for the enforcement of same, and


WHEREAS, portable garages (carports) are being utilized as storage sheds or for other purposes,

THEREFORE, BE IT RESOLVED that page 30, paragraph 8 (Defining Temporary Structures), add paragraph d.

d. A carport or portable garage will only be used for the storage of motor vehicles, such as cars or trucks, and be set back 20 feet from property line or behind the front of the house.

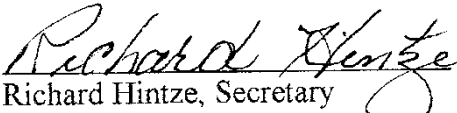
Adopted this 18th day of December 2004



CLEARWOOD COMMUNITY ASSOCIATION


Ronald K. Smith, President

ATTEST:



Richard Hintze, Secretary

CLEARWOOD COMMUNITY ASSOCIATION

BOARD RESOLUTION NO. 2008-03-02

Subject to member approval at their August 16, 2008 Annual Meeting

**A RESOLUTION requesting approval to increase the
General Reserves Budget Assessment**

WHEREAS, according to the Amended Protective Covenants of the Clearwood Community Association, the Board of Directors is responsible for the enforcement of same, and

WHEREAS, in order to fund capital improvements of our amenities, parks, roads etc. and

WHEREAS, the Board of Directors is requesting an increase in the General Reserves Budget assessment of \$20.00 per year.

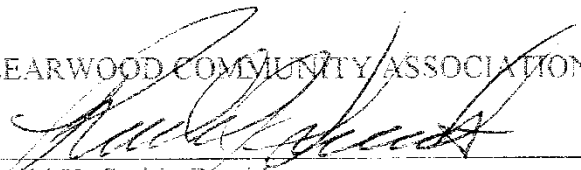
THEREFORE, BE IT RESOLVED, that the Annual General Reserves Budget assessment be changed as follows effective with January 1, 2009.

Current General Reserves Assessment = \$125/year

2009 General Reserves Budget Assessment = \$145/year

Adopted this 15th day of March 2008

CLEARWOOD COMMUNITY ASSOCIATION



Ronald K. Smith, President

ATTEST:



Richard Hintze, Secretary

Approved at the 2008 Annual Meeting.

CLEARWOOD COMMUNITY ASSOCIATION

BOARD RESOLUTION NO. 2009-02-03

Subject to member approval at their August 15, 2009 Annual Meeting

**A RESOLUTION Clarifying the Reward Process of the
\$1,000 Fee for Vandalism and the Fines Associated
with Repairs Resulting from said Vandalism**

WHEREAS, according to the Amended Protective Covenants of the Clearwood Community Association, the Board of Directors is responsible for the enforcement of same, and

WHEREAS, at present a total reward of \$1,000 fee is paid to a member(s) reporting an act of vandalism to Clearwood Community Property, and is able to identify the guilty parties, and

WHEREAS, the Red Book Rules and Regulations state that the guilty party shall pay 100% of the cost of repairing the damage, plus a fine equal to 10% of said cost, or \$100, whichever is greater, per incident, and,

THEREFORE, BE IT RESOLVED, that anyone found guilty of vandalism to Community Property is required to pay a \$1,000 fee, per incident, to the Clearwood Community Association, to reward the person(S) reporting the vandalism, and able to identify the person(s) involved in said vandalism. In addition a fine will be levied equal to 100% of the cost of repairing the damage, plus a fine equal to 10% of said cost, or \$100, whichever is greater.

The reward fee will be paid to the reporter of the violation **ONLY** when the fee has been collected.

Adopted this 21st day of March 2009

CLEARWOOD COMMUNITY ASSOCIATION



Deborah Baker, President

ATTEST:



Richard Hintze, Secretary

CLEARWOOD COMMUNITY ASSOCIATION

BOARD RESOLUTION NO. 2009-03-02

Subject to member approval at their August 15, 2009 Annual Meeting

A RESOLUTION restricting anything impeding Traffic


WHEREAS, according to the Amended Protective Covenants of the Clearwood Community Association, the Board of Directors is responsible for the enforcement of same, and

WHEREAS, all impediments to vehicular traffic on our roadways that constitutes a hazard for the movement of garbage trucks, emergency vehicles, fire trucks, moving vans, and large commercial vehicles etc., and


THEREFORE, BE IT RESOLVED, effective this date the fine of \$50.00 will be assessed to the lot owner after a warning letter is issued to move the offending item(s).

Adopted this 21st day of March 2009

CLEARWOOD COMMUNITY ASSOCIATION


Deborah Baker, President

ATTEST:


Richard Hintze, Secretary

Approved at the 2009 Annual Meeting.

CLEARWOOD COMMUNITY ASSOCIATION

BOARD RESOLUTION NO. 2009-03-04

Subject to member approval at their August 15, 2009 Annual Meeting

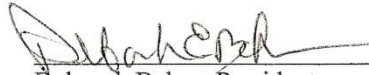
A RESOLUTION increasing the Fine for the Use of Fireworks to \$250.00

WHEREAS, according to the Amended Protective Covenants of the Clearwood Community Association, the Board of Directors is responsible for the enforcement of same, and

WHEREAS, at present we have a fine of \$50.00 for anyone igniting fireworks in Clearwood considering the potential fire danger, and

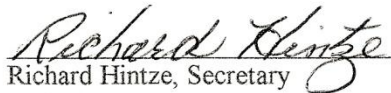
THEREFORE, BE IT RESOLVED, effective this date the fine of \$250.00 will be assessed to the individual who is observed igniting fireworks per incident.

CLEARWOOD COMMUNITY ASSOCIATION



Deborah Baker, President

ATTEST:



Richard Hintze, Secretary

Approved at the 2009 Annual Meeting.

CLEARWOOD COMMUNITY ASSOCIATION

BOARD RESOLUTION NO. 2010-03-02

Subject to member approval at their August 21, 2010 Annual Meeting

A RESOLUTION to Amend Bylaws Section 5, Paragraph 2

Regarding Qualifications for Board Directors

WHEREAS, according to the Amended Protective Covenants of the Clearwood Community Association, the Board of Directors is responsible for the enforcement of same; and,

WHEREAS, this paragraph, regarding the qualifications for aboard Directors, should be clarified to read that a person declaring candidacy for the Board must be a current Clearwood member in good standing; and,

WHEREAS, this sentence should be clarified to read a person declaring candidacy for the Board must be a current Clearwood member in good standing; and,

THEREFORE, BE IT RESOLVED this Section 5, paragraph 2, to be amended to read:


2. The powers of the Association shall be vested in a Board of Directors. To run or serve as a Clearwood Board Director one must be a current Clearwood member in good standing. The number of directors who shall manage the Association shall be seven (7). At any annual meeting or at any special meeting called therefore the members may increase or decrease the number of directors to any number not more than nine nor less than three.

Effective August 21, 2010

Adopted this 20th day of March, 2010

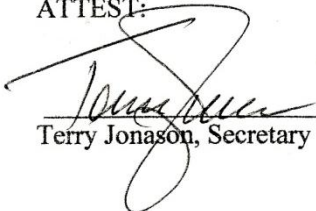
Amended this 17th day of April, 2010

CLEARWOOD COMMUNITY ASSOCIATION



Deborah Baker, President

ATTEST:



Terry Jonason, Secretary

CLEARWOOD COMMUNITY ASSOCIATION

BOARD RESOLUTION NO. 2010-03-05

Subject to member approval at their August 21, 2010 Annual Meeting

A RESOLUTION to Amend Rules & Regulations

Section H Fences, Paragraph 4d, in Regard to

Maximum Height of Picket Fences

WHEREAS, according to the Amended Protective Covenants of the Clearwood Community Association, the Board of Directors is responsible for the enforcement of same; and,

WHEREAS, Section H, Paragraph 4d, in part, only allows three (3) foot fences maximum from grade from the front corner of the house forward; and,

WHEREAS, picket fences, supplied by building suppliers in 6-foot, and 8-foot panels, are 42 inches high; and,

THEREFORE, BE IT RESOLVED that Section H, Paragraph 4d, be amended as follows:

d. Three (3) foot fences maximum from grade are allowed from the front corner of the house forward, and may be solid or open board type. Material: cedar.

Picket fences may be a maximum of 42 inches high from grade.


Posts for three (3) foot fences may protrude 2 ½ " above the fence board with a 1 ½ " cap or post. Material: cedar or treated wood.

Effective August 21, 2010

Adopted this 20th day of March, 2010

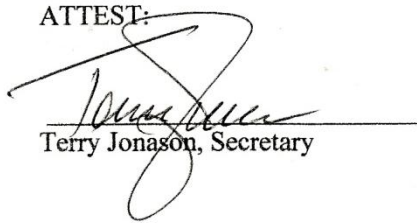
Amended this 17th day of April, 2010

CLEARWOOD COMMUNITY ASSOCIATION



Deborah Baker, President

ATTEST:



Terry Jonason, Secretary

Approved at the 2010 Annual Meeting.

CLEARWOOD COMMUNITY ASSOCIATION

BOARD RESOLUTION NO. 2010-03-09

Subject to member approval at their August 21, 2010 Annual Meeting

A RESOLUTION to Amend the Rules & Regulations by Removal of Member Modifications and Structures on Community Property

WHEREAS, according to the Amended Protective Covenants of the Clearwood Community Association, the Board of Directors is responsible for the enforcement of same; and,

WHEREAS, there are members who have installed pathways and stairs going from their property across Community Property; and,

WHEREAS, the Covenants, Section X, Item 8 states, in part, that: "No trails, steps, or other appurtenances shall be allowed from private lots to cross Common Areas;" and.

WHEREAS, the Operations Resolution 2008-09-08 was adopted on the 20th day of September 2008 to rescind any and all perceived or implied permission to modify Community Property; and,

THEREFORE, BE IT RESOLVED that the following paragraph shall be added to the Rules & Regulations, Section VI, Item 1, after the last paragraph:


f. Member modifications and structures on Community Property shall be removed and the site restored to its original condition at the expense of the member(s) who installed the modification or structure. All undocumented Clearwood permissions and authorizations for such modification and structure are null and void. All such structures or modifications or their removal must be approved in writing by the Board of Directors.

Effective August 21, 2010

Adopted this 20th day of March, 2010

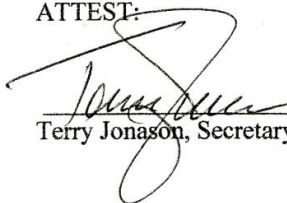
Amended this 17th day of April, 2010

CLEARWOOD COMMUNITY ASSOCIATION



Deborah Baker, President

ATTEST:



Terry Jonason, Secretary

Approved at the 2010 Annual Meeting.

CLEARWOOD COMMUNITY ASSOCIATION

BOARD RESOLUTION NO. 2010-03-10

Subject to member approval at their August 21, 2010 Annual Meeting

**A RESOLUTION to Amend the ByLaws Defining the
Participation of Renter's and Non-Member Occupants
on Clearwood Committees**

WHEREAS, according to the Amended Protective Covenants of the Clearwood Community Association, the Board of Directors is responsible for the enforcement of same; and,

WHEREAS, at present Association does not have a policy in place in regards to defining the role of renters, and other non-member occupants on committees; and,

WHEREAS, the Bylaws, VII COMMITTEES, Section 1 Special Committees, 2 Appointment, Item a, states that *"Committees shall be solicited and appointed from the membership of the Association by the President and with the approval of the Board of Directors;"* and,

WHEREAS, the Bylaws, VI MEETINGS, 4 Voting, c, states that *"Voting at meetings, other than Annual Meetings, shall be by members present in good standing, or their authorized agent;"* and,

WHEREAS, the Bylaws, I DEFINITIONS, 6 states that *"Authorized agent means an individual or firm authorized by a member to act in his or her behalf in CCA matters including voting at meetings and elections. Each matter of authority shall be identified specifically in writing, notarized and filed at the CCA office;"* and,

WHEREAS, under RCW 64.38.035 states in part, *"...all meeting of the Board of Directors shall be open for observation by all owners of record and their authorized agents;"* and,

WHEREAS, the Association's lawyer, Jay Goldstein,'s letter of April 29, 2009 states that, *"The Association is not subject to the Open Meetings Act. This act applies only to "public agencies." Although this act applies to all arms of state and local governments, it does not apply to private non-profit corporations such as the Association. Because of this, there is no need to hold meetings open to anyone other than members of the Association, and their authorized agents;"* and,

WHEREAS, under RCW 64.28.015 states, *"The membership of an association at all times shall consist exclusively of the owners of all real property over which the association has jurisdiction, both developed and undeveloped;"* and,

WHEREAS, Operations Resolution 2009-07-02 was passed on the 18th day of July 2009 to define renter's and non-member occupant roles on Clearwood committees; and,

THEREFORE, BE IT RESOLVED that Bylaws shall be amended with the addition of the following section at the end of VI Meetings:

8. Non-members, Renters or other non-member occupants shall not be on committees unless they are deemed as authorized agent via a notarized letter


from the low owner. Renter or other non-member occupants shall be allowed to help with committee work parties, at the committee chair's discretion.

Effective August 21, 2010

Adopted this 20th day of March, 2010

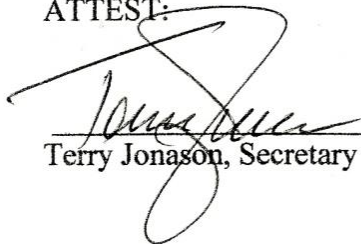
Amended this 17th day of April, 2010

CLEARWOOD COMMUNITY ASSOCIATION



Deborah Baker, President

ATTEST:



Terry Jonason, Secretary

CLEARWOOD COMMUNITY ASSOCIATION

BOARD RESOLUTION NO. 2011-03-01

Approved by the Membership at their August 20, 2011 Annual Meeting

A RESOLUTION to Amend the Bylaws to Include a

Water Cross-Connection Survey

WHEREAS, according to the Amended Protective Covenants of the Clearwood Community Association, the Board of Directors is responsible for the enforcement of same; and,

WHEREAS, the Department of Health (DOH), requires that water systems have a Cross-Connection-Control Program; and,

WHEREAS, it is imperative to ensure the safety of the Clearwood community by preventing the contamination of the wafer system through improper cross-connection; and

WHEREAS, any equipment, structure, facility, and plumbing system, including recreational vehicle connected to the water system poses a risk of cross-connection contaminating the water system; and,

WHEREAS, every lot owner and resident is responsible for protecting the water system as a condition of access to the water system and for maintaining an updated record of all water using devices connected to the water system within and without all structures on the lot, above and below ground, by annually completing and submitting a survey report;

THEREFORE, BE IT RESOLVED that Bylaws XIII. Water System shall be amended as follows:

5. To prevent any potential contamination, or possible interaction with any other water source, all users of water connected to the Clearwood water system shall take reasonable, prudent measures to ensure that no cross connection takes place within their premises.

“Cross connection” means any physical arrangement where the public water system is connected, either directly or through other lawfully connected fixtures, to any other system, container, or device that contains, or may contain water, waste products, or other substances of unknown, or unsafe quality, which may be introduced to the potable water system as a result of backflow.

“Backflow” mean the reversal of flow in any connection to the water system, by whatever cause, such that any material other than the water from approved sources, storage or treatment facilities is, or may be made to enter the potable water distribution system.

All lots and residents must have a current Water Cross-Connection Control Survey on file at the Clearwood office. Failure to complete and submit the

annual survey in a timely manner shall be considered to have violated the integrity of the water system and may have their water service discontinued.

A check valve shall be installed by the Association with any service connection.

The water system shall provide air/vacuum relief facilities at appropriate points within the water system, and shall be maintained at least annually. These facilities will introduce air to the water mains in the event of loss of pressure to minimize the potential of siphoning.

Effective August 21, 2011

Adopted this 19th day of March, 2011

CLEARWOOD COMMUNITY ASSOCIATION



Robert Owen, President

ATTEST:



Patricia Kiehne, Secretary

Clearwood Community Association
Board Resolution NO. 2011-03-03
Approved by the Membership at the August 20, 2011 Annual Meeting

**A RESOLUTION to Amend the Rules & Regulations to Increase
the Rental Fee**

WHEREAS, according to the Amended Protective Covenants of the Clearwood Community Association, the Board of Directors is responsible for the enforcement of same; and,

WHEREAS, the number of renters have increased dramatically; and,

WHEREAS, the number of notifications to renters have increased in quantity and frequency resulting in increased expenditure in supplies and labor; and,

WHEREAS, the increased number of renters has raised the administrative workload including the hiring of an additional employee;

THEREFORE, BE IT RESOLVED that the Annual Rental Fee for property rented out by their owners shall be increased from \$50 to \$100 per lot per year.

Proposed this 19th day of March, 2011.

Amended: April 25, 2011

May 2, 2011

CLEARWOOD COMMUNITY ASSOCIATION



Robert Owen, President

ATTEST:



Patricia Kiehne, Secretary

Clearwood Community Association

Board Resolution NO. 2011-03-05

Approved by the Membership at the August 20, 2011 Annual Meeting

**A RESOLUTION to Amend the Rules & Regulations to Allow for a Plumbed
Accessory Utility Structure**

WHEREAS, according to the Amended Protective Covenants of the Clearwood Community Association, the Board of Directors is responsible for the enforcement of same; and,

WHEREAS, there is a growing demand from lot owners to build a plumbed utility structure on their lot; and,

WHEREAS, current Thurston County Building codes allows such a structure, not exceeding 200 square feet, with plumbing, to be built;

THEREFORE, BE IT RESOLVED that the Rules and Regulations be amended with the addition of the following section at the end of H. Buildings and Landscape Restrictions:

10. Subject to obtaining a County Minor Permit and approval by the ACC, one utility structure, such as a potting shed, greenhouse, or hobby den shall be permitted to be plumbed to a sink provided that:

- a. The structure is 200 square feet or less,
- b. Appropriate setbacks are observed,
- c. Drains empty into an approved septic system,
- d. A Backflow Prevention Device, approved by the ACC, is installed,
- e. All Clearwood and Thurston County requirements are met,
- f. The structure is not used as a storage shed,
- g. Habitation is strictly prohibited, and
- h. The sewage disposal system complies with Article VIII, Section 2 of the Amended Declaration of the Covenants, Conditions and Restrictions Applicable to all Divisions of Clearwood.

A "Utility Structure" is a structure designed and intended for occasional recreational or hobby use, as distinguished from a storage shed which is a structure used solely for storage.

Effective August 21, 2011


Adopted the 19th day of March, 2011

CLEARWOOD COMMUNITY ASSOCIATION



Robert Owen, President

ATTEST:



Patricia Kiehne, Secretary

Clearwood Community Association
Board Resolution NO. 2011-03-07
Approved by the Membership at the August 20, 2011 Annual Meeting
A RESOLUTION to Amend the Rules & Regulations in Regard to
Non-Permitted Structures

WHEREAS, according to the Amended Protective Covenants of the Clearwood Community Association, the Board of Directors is responsible for the enforcement of same; and,

WHEREAS, legal council has advised the Board of Directors that Clearwood Community Association does not have the authority to enforce the Rules and Regulations, Section H. Building and Landscape Restrictions, 8. Defining Temporary Structures, (e) which states that:

"A non-permitted structure will be removed at the end of RV season, or the lot owner must obtain a permit from ACC to receive approval to keep the structure here on a permanent basis."; and,

WHEREAS, legal council has advised the Board of Directors that the Covenants, Section X, Building and Landscaping Restrictions, (1) which states, in part, that "Only single-family residences and outbuilding auxiliary thereto (such as garages, storage sheds, wood sheds and the like) may be constructed or permitted to remain on the Residential/Recreational Lots in Clearwood Divisions I thru XIX." addresses this issue;

THEREFORE, BE IT RESOLVED that the Rules and Regulations, Section H. Building and Landscape Restrictions, 8. Defining Temporary Structures, (e) shall be amended as follows:

e. ~~A non-permitted structure~~ All temporary structures, including fabric covered car ports and garages, will be removed at the end of RV season, ~~or the lot owner must obtain a permit from ACC to receive approval to keep the structure here on a permanent basis.~~

Effective August 21, 2011.

Proposed the 19th day of March, 2011

Amended: April 25, 2011

May 2, 2011

CLEARWOOD COMMUNITY ASSOCIATION



Robert Owen, President

ATTEST:



Patricia Kiehne, Secretary

Clearwood Community Association
Board Resolution NO. 2011-03-08
Approved by the Membership at the August 20, 2011 Annual Meeting

**A RESOLUTION to Amend the Bylaws to Appoint
Both Water and Roads Committees**

WHEREAS, according to the Amended Protective Covenants of the Clearwood Community Association, the Board of Directors is responsible for the enforcement of same; and,

WHEREAS, the basic infrastructure of Clearwood includes its Water System and its Roads system; and,

WHEREAS, it is necessary to promote consistency in the management of both the Water System and the Roads System; and,

WHEREAS, a continuity of experience needs to be encouraged in the operation and maintenance of both the Water System and the Road System including periodic evaluation and planning of improvements to meet governmental and safety requirement; and,

THEREFORE, BE IT RESOLVED that Bylaws. VIII. Committees is amended with the following additions:

Section 7. Water Committee

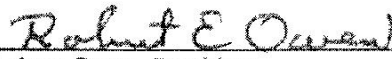
A. The Board of Directors shall appoint a Water Committee. The Water Committee shall advise and assist the Board of Directors on the operation and maintenance of the Water System as well as planning for capital improvements to maintain a safe and adequate water supply system.

Section 8. Roads Committee


A. The Board of Directors shall appoint a Roads Committee. The Road Committee shall advise and assist the Board of Directors on the maintenance and planned improvement of the Road System within Clearwood to maintain a safe network of roads.

Effective August 21, 2011
Proposed this 19th day of March, 2011
Amended: May 2, 2011
 May 10, 2011

CLEARWOOD COMMUNITY ASSOCIATION


Robert Owen, President

ATTEST:


Patricia Kiehne, Secretary

Clearwood Community Association
Board Resolution NO. 2011-03-010
Approved by the Membership at the August 20, 2011 Annual Meeting

A RESOLUTION to Modify the Mandatory Revision Interval
For the Bylaws and Rules & Regulations (Red Book)

WHEREAS, according to the Amended Protective Covenants of the Clearwood Community Association, the Board of Directors is responsible for the enforcement of same; and,

WHEREAS, Bylaws, II. Membership, 6, b) state that "Policies included in the By-Laws Addendum shall be reviewed at least every four (4) years for appropriateness, and voted upon by the members in the fifth year for continuation or amendment."; and,

WHEREAS, the "By-Laws Addendum" refers to the Rules and Regulations which is also known as the Red Book; and

WHEREAS, after conferring with legal counsel, the Board of Directors was informed that extensive updating and revisions need to be done on both the Bylaws and the Rules and Regulations; and,

WHEREAS, there have been ongoing amendments to both the Bylaws and the Rules and Regulations these past years as Clearwood continues to rapidly evolve from a recreational community thereby requiring a continual review of its governing documents on an ongoing basis rather than at five year intervals;

THEREFORE, BE IT RESOLVED that. Bylaws, II. Membership, 6, (b) shall be amended as follows:

b). Policies included in the Bylaws and the By-Laws Addendum (Rules and Regulations) shall be reviewed at least every four (4) years ~~for appropriateness, and voted upon by the members in the fifth year for continuation or amendment~~ and shall be immediately updated upon the effective date of new amendments approved by the membership.

AND, THEREFORE, BE IT FURTHER RESOLVED that the need to review the By-Laws Addendum (Rules and Regulations) for appropriateness, and voted upon by the members in 2011 for continuation or amendment, is rescinded.

Effective August 21, 2011

Proposed this 19th day of March 2011

Amended: April 25, 2011

May 2, 2011

CLEARWOOD COMMUNITY ASSOCIATION



Robert Owen, President

ATTEST:



Patricia Kiehne, Secretary

Clearwood Community Association
Board Resolution NO. 2012-03-05
Approved by the Membership at the August 18, 2012 Annual Meeting

**A RESOLUTION to Define Board of Director
Responsibilities Concerning Property Standards**

WHEREAS, according to the Amended Protective Covenants of the Clearwood Community Association, the Board of Directors is responsible for the enforcement of same; and,

WHEREAS, this resolution is being put forth to the membership by the Board of Directors, and

WHEREAS, in accordance with the By-Laws, "The powers of the Association shall be vested in a Board of Directors.", and

WHEREAS, Revised Code of Washington (RCW) 24.03.35, paragraph (20) states each corporation shall have power "To have and exercise all powers necessary or convenient to effect any or all of the purposes for which the corporation is organized.", and

WHEREAS, the Association's Articles of Incorporation, Article 3, paragraph C state that one of the purposes for which our Association was formed was "to exercise, through an architectural control committee or by other means, powers of supervision and control over the improvements, maintenance and use of land in such community by interpreting and *enforcing the protective covenants and restrictions*, including building restrictions, to which the land in Clearwood may now or hereafter be subjected.", and

THEREFORE, BE IT RESOLVED that it is a responsibility of the Board of Directors to enforce the protect covenants and restrictions of the Association. This resolution be added to the By-laws.

AND, THEREFORE, BE IT FURTHER RESOLVED that the Board of Directors are responsible for implementing policies and procedures to ensure the continuing enforcement of the protective covenants and restrictions of the Association.

Effective 18th day of August, 2012

Adopted by the Board of Directors the 11th day of April and amended the 7th day of May, both at special Board meetings.

Adopted by vote of the membership of the Association the 18th day of August, 2012 with 262 votes in favor and 124 votes against. The total number of ballot envelopes received by the August 15th cut off day was 431, of which 405 were from members in good standing.

For the
CLEARWOOD COMMUNITY ASSOCIATION

Robert Owen

ROBERT OWEN
President

ATTEST:

Patricia Kiehne

PATRICIA KIEHNE
Secretary

Clearwood Community Association
Board Resolution NO. 2012-03-06
Approved by the Membership at the August 18, 2012 Annual Meeting
A RESOLUTION to Clarify the Governing Documents
Concerning Split or Conjoined Lots

WHEREAS, according to the Amended Protective Covenants of the Clearwood Community Association, the Board of Directors is responsible for the enforcement of same; and,

WHEREAS, this resolution is being put forth to the membership by the Board of Directors, and

WHEREAS, the current governing documents do not reflect that the Clearwood Community Association was originally platted for and consists of 1356 individual lots (one owned by the Association), and

WHEREAS, there are numerous members who have combined 2 or more lots or in one case had three lots and split the middle lot to create two lots, and

WHEREAS, legal counsel in their January 6, 2012 letter advised that the issue was “directly addressed by Fawn Lake Maintenance Com ‘n v. Aber when the court stated that “[a]lthough the [homeowner] combined their lots for tax and building convenience, their agreement with Mason County did not modify their obligations under the Fawn Lake covenants.” 149 Wash.App 318, 326 (2009)”, and

WHEREAS, The Board of Directors recognizes that failure to correct this deficiency in our governing documents could result in lost assessments and in turn a loss of services to the membership.

THEREFORE, BE IT RESOLVED that the By-Laws of the Association be amended to include verbiage that:

- The Association consists of 1356 lots (including the Association owned lot on which Windy Beach mailboxes are located).
- Members who choose to combine lots for the purpose of tax and building convenience, will be responsible for all assessments and water usage bills for each individual lot and identified in the Association’s original governing documents to include plats.
- The Architectural Control Committee (ACC) will not issue any building permits for structures on split or conjoined lots without Board approval.

Effective 18th day of August, 2012

Adopted by the Board of Directors the 9th day of March, 2012 by the Board of Directors at their special Board meeting and amended by them on the 19th day of May, 2012 at the membership’s Informational Meeting.

Adopted by vote of the membership of the Association the 18th day of August, 2012 with 322 votes in favor and 70 votes against. The total number of ballot envelopes received by the August 15th cut off was 431, of which 405 were from members in good standing.

For the
CLEARWOOD COMMUNITY ASSOCIATION

Robert Owen

ROBERT OWEN

President

ATTEST:

Patricia Kiehne

PATRICIA KIEHNE

Secretary

Clearwood Community Association, Inc.

Board Resolution NO. 2012-03-13

Approved by the Membership at the August 18, 2012 Annual Meeting

A RESOLUTION to Clarify the Governing Documents of

The Association Concerning Occupant Signs

WHEREAS, according to the Amended Protective Covenants of the Clearwood Community Association, the Board of Directors is responsible for the enforcement of same; and,

WHEREAS, this resolution is being put forth to the membership by the Board of Directors, and

WHEREAS, the Covenants of the Association, Section VI, paragraph 1.a. states "1. No sign of any kind shall be displayed to the public view in Clearwood except for Following: a. One sign for each Residential Recreational Lot of not more than two square feet, identifying the occupants thereof.", and

WHEREAS, the current wording is open to much interpretation by the Board of Directors, Committees and members, and

WHEREAS, in accordance with the By-Laws, Section II. Membership, paragraph 6, subparagraph a. "Policies approved by the Board of Directors having an effect on the members, excluding those policies pertaining to the operational and financial management of the Association, shall be presented to the members the Annual Meeting following the Board of directors adoption...", and

THEREFORE, BE IT RESOLVED that "occupants" in the context of signs is defined as and limited to the member(s) name, address and or division and lot.

Effective 18th day of August, 2012

Adopted the 11th day of April, 2012 by the Board of Directors at their special Board meeting.

Adopted by vote of the membership of the Association the 18th day of August, 2012 with 258 votes in favor and 125 votes against. The total number of ballot envelopes received by the August 15th cut off day was 431, of which 405 were from members in good standing.

For the
CLEARWOOD COMMUNITY ASSOCIATION

Robert Owen

ROBERT OWEN
President

ATTEST:

Patricia Kiehne

PATRICIA KIEHNE
Secretary

Clearwood Community Association
Board Resolution NO. 2012-03-16
Approved by the Membership at the August 18, 2012 Annual Meeting
A RESOLUTION to Amend the Rules and Regulations
Restricting Fishing at Horseshoe Lake One Week Prior to
The Annual Fishing Derby

WHEREAS, according to the Amended Protective Covenants of the Clearwood Community Association, the Board of Directors is responsible for the enforcement of same; and,

WHEREAS, this resolution is being put forth to the membership by the Board of Directors, and

WHEREAS, Clearwood holds a fishing derby each year at Horseshoe Lake, and

WHEREAS, Clearwood stocks Horseshoe Lake each year the week prior to the derby, and

WHEREAS, there is a need to facilitate the maximum number of available fish for the fishing derby.

WHEREAS, the 2007 Rules and Regulations (commonly referred to as the “Red Book”), Section N. Fishing Regulations, needs to be amended to include the following verbiage in *italics*:

THEREFORE, BE IT RESOLVED that *“However, fishing on or in Horseshoe Lake is prohibited one week prior to the Annual Fishing Derby. A \$25 fine may be assessed for violating this rule.”*

AND, THEREFORE, BE IT FURTHER RESOLVED to add to the, Schedule of Fines, the following; *“Fishing, Prohibited on Horseshoe lake one week prior to the Annual Fish Derby.....\$25”*.

Effective 18th day of August, 2012

Adopted the 18th day of February, 2012 by the Board of Directors at their regular board meeting and amended by the board the 19th day of May, 2012 at the membership’s Informational Meeting.

Adopted by vote of the membership of the Association the 18th day of August, 2012 with 308 votes in favor and 79 votes against. The total number of ballot envelopes received by the August 15th cut off was 431, of which 405 were from members in good standing.

For the
CLEARWOOD COMMUNITY ASSOCIATION



JOHN MOORE
President

ATTEST:



PATRICIA KIEHNE
Secretary

Clearwood Community Association, Inc.
Board Resolution NO. 2012-03-19
Approved by the Membership at the August 18, 2012 Annual Meeting
(NoTitle) A RESOLUTION Concerning Opening Gates for
the Annual CCA Garage Sale

WHEREAS, according to the Amended Protective Covenants of the Clearwood Community Association, the Board of Directors is responsible for the enforcement of same; and,

WHEREAS, this member resolution was presented to the Board of Directors at their March 17th, 2012 Board meeting by authorized agent Ladonna Hockaday, division 4, lot 326, and

WHEREAS, in Rules and Regulations (c/4) states;

Members of the CCA are responsible for the arrangements for allowing entrance of guest, delivery or service personnel into Clearwood by meeting them at the gate or by providing a gate card for their use, and

WHEREAS, the Annual Community Garage Sale is a two-day weekend event, and

WHEREAS, Clearwood members have expressed their disappointment that the general public cannot be given access to help boost sales, and

WHEREAS, other HOA gated communities in the area are known to open their gates to the public during their Annual Garage Sales weekend, without adverse effect.

THEREFORE, BE IT RESOLVED that the following paragraph be added to the Rules and Regulations Entry Procedures and Guest Regulations (C/4)

...on the first day of the Annual Community Garage Sale event, the Main front gate will be open for six (6) hours, to allow the general public to participate. By voting for this amendment the Association (the Members) agree to indemnify the Board of Directors against any liability to the Association, resulting from this action.

Effective 18th day of August, 2012

Approved by the Board of Directors to go forward for membership vote on the 7th day of May, 2012 at their special Board meeting.

Adopted by vote of the membership of the Association the 18th day of August, 2012 with 292 votes in favor and 94 votes against. The total number of ballot envelopes received by the August 15th cut off day was 431, of which 405 were from members in good standing.

For the
CLEARWOOD COMMUNITY ASSOCIATION


ROBERT OWEN
President

ATTEST:


PATRICIA KIEHNE
Secretary

Clearwood Community Association, Inc.

Board Resolution NO. 2012-03-21

Approved by the Membership at the August 18, 2012 Annual Meeting

A RESOLUTION for Amending the Annual Elections

Voting Period

WHEREAS, according to the Amended Protective Covenants of the Clearwood Community Association, the Board of Directors is responsible for the enforcement of same; and,

WHEREAS, this member resolution was presented to the Board of Directors at their March 17th, 2012 Board meeting by member Cheryl Divisio, division 6, lot 537, and

WHEREAS, the need exists to restore unity and harmony in the Clearwood community; and,

WHEREAS, the Clearwood membership should be given a final opportunity to discuss ballot issues and the positions and qualifications of candidates for the Board at the day of the Annual Election; and,

WHEREAS, the Clearwood membership should be allowed to cast their ballot on the day of the Annual Election and have such ballot be included in the tally of votes received for the Annual Election; and,

THEREFORE, BE IT RESOLVED that Bylaws VI. Meetings be amended as follows:

The Association consists of 1356 lots (including the Association owned lot on which Windy Beach mailboxes are locate).

1. Annual Meetings. Annual meetings of the members shall be held at such place as the directors may designate on the third Saturday of August. Notice thereof, informational material on candidates and issues to be voted upon, and ballots shall be hand delivered or sent prepaid by first class United States mail by the Secretary to each member not less than fourteen (14) days, nor more than sixty (60) days before the meeting.

An informational Meeting will be held on the Saturday of the week before Memorial day to introduce candidates for vacant board positions and issues to be voted upon. The meeting is held mainly for informational purposes. A quorum is not required unless new voting issues are to be added to the election at the Annual Meeting.

Member ballots shall be received at the CCA office or at the Annual Meeting no later than ~~Wednesday before~~ **the close of the voting period on the day of the Annual Meeting**. Ballots will be registered ~~prior to~~ and counted at the Annual Meeting.

5. Voting

- a. Elections at the Annual Meetings shall solely be by mail or drop-in ballots received by ~~the Wednesday prior to~~ **no later than the close of the voting period on the day of the Annual Meeting** from members of good standing, or their authorized agents.

Effective 1st day of January, 2013.

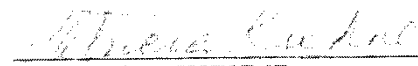
Approved to go forward for membership vote the 2nd day of May, 2012 by the Board of Directors at their special Board meeting.

Adopted by vote of the membership of the Association the 18th day of August, 2012 with 280 votes in favor and 111 votes against. The total number of ballot envelopes received by the August 15th cut off was 431, of which 405 were from members in good standing.

For the
CLEARWOOD COMMUNITY ASSOCIATION


ROBERT OWEN
President

ATTEST:


PATRICIA KIEHNE
Secretary

Clearwood Community Association, Inc.

Board Resolution NO. 2012-03-24

Approved by the Membership at the August 18, 2012 Annual Meeting

A RESOLUTION to Amend the Bylaws to Immediately

Publish the Draft Board Minutes

WHEREAS, according to the Amended Protective Covenants of the Clearwood Community Association, the Board of Directors is responsible for the enforcement of same; and,

WHEREAS, this member resolution was presented to the Board of Directors at their March 17th, 2012 Board meeting by member Dave Johnson, division 15, lot 14, and was adopted by the Board as a Board resolution at their June 4th, 2012 Board meeting, and

WHEREAS, the need exists to promote and maintain unity and harmony in the Clearwood community; and,

WHEREAS, the decisions made by the board of directors and the subjects of discussion at board meetings are of primary interest to membership in a timely manner transparency and clarity; and,

WHEREAS, the Board of Directors should disclose their work to the membership in a timely manner with transparency and clarity; and,

WHEREAS, RCW 64.38.035, Association meetings, (2), state, in part, that: "...all meetings of the board of directors shall be open for observation by all owners of record and their authorized agents. The board of directors shall keep minutes of all actions taken by the board, which shall be available to all owners"; and,

WHEREAS, most members do not attend board meetings nor can they all be accommodated in the board meeting room if they all choose to attend; and,

WHEREAS, the final draft of the board meeting minutes will be approved no earlier than at the subsequent board thereby creating a delay in informing the members of the decisions made and the subjects discussed at the board meeting; and,

WHEREAS, the initial draft of the meeting minutes as prepared by the Secretary, Executive Secretary, or Assistant Secretary, as the case may be, should be published and made available to the membership within seven days after each and all board meetings so as to provide immediate information to the membership.

THEREFORE, BE IT RESOLVED that By-Laws VI. Meetings 8. Conduct of Meetings be amended with the addition of the following paragraphs;

The initial draft of the board meeting minutes, as prepared by the Secretary, Executive Secretary, or Assistant Secretary, as the case may be, shall conform to Robert's Rules of Order and shall be published and made available to the membership within seven days after each and all board meetings so as to provide immediate information to the membership.

The final draft of the board meeting minutes shall be approved no later than the next scheduled regular monthly board meeting.

Effective 21st day of August, 2012.

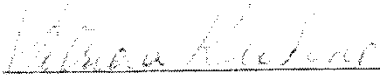
Approved by the Board of Directors to go forward for membership vote the 7th day of May, 2012 at their special Board meeting.

Adopted by vote of the membership of the ^{President} Association the 18th day of August, 2012 with 245 votes in favor and 148 votes against. The total number of ballot envelopes received by the August 15th cut off was 431, of which 405 were from members in good standing.

For the
CLEARWOOD COMMUNITY ASSOCIATION


ROBERT OWEN

ATTEST:



PATRICIA KIEHNE

Secretary

Clearwood Community Association, Inc.

Board Resolution NO. 2012-03-25

Approved by the Membership at the August 18, 2012 Annual Meeting

(No Title) A RESOLUTION Concerning Tarps

WHEREAS, according to the Amended Protective Covenants of the Clearwood Community Association, the Board of Directors is responsible for the enforcement of same; and,

WHEREAS, this member resolution was presented to the Board of Directors at their March 17th, 2012 Board meeting by member Brian Cawley, division 1, lot 24 for member Kat Haner, division 17, lot 21. The Board of Directors, with the member's permission, adopted this as a Board resolution at their May 2nd special Board meeting, and

WHEREAS, Clearwood Covenants (X/5), Building and landscaping Restrictions, state: "Exterior finishes shall have a flat, non-gloss appearance, and colors shall tend to dark greys, gray-greens, browns and earth tones. Exterior trim shall be stained or painted to complement the finishes they adjoin; and,

WHEREAS, the Rules and Regulations (H/8c) Clearwood Building Regulations, "...for vehicles, including RV equipment, must remain portable at all times and the color of their coverings must comply with color restrictions in effect for permanent structures", and,

WHEREAS, glossy, blue and other bright colored tarps do not comply with color restrictions in effect for permanent structures.

THEREFORE, BE IT RESOLVED that the following new paragraph be added to the Rules and Regulations under Section H., Building and Landscape Restrictions, 10. Tarps and Temporary Coverings.

All tarps and temporary coverings remaining more than thirty (30) days must comply with color restrictions, tending to ivory, grays, gray-greens, brown and black, and shall be kept in a reasonable state of repair, cleanliness and neatness.

Effective 18th day of August, 2012.

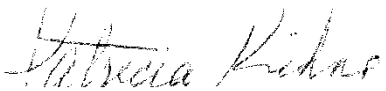
Approved by the Board of Directors to go forward for membership vote the 2nd day of May, 2012 and amended the 7th day of May, 2012, both at special Board meetings.

Adopted by vote of the membership of the Association the 18th day of August, 2012 with 256 votes in favor and 138 votes against. The total number of ballot envelopes received by the August 15th cut off was 431, of which 405 were from members in good standing.

For the
CLEARWOOD COMMUNITY ASSOCIATION


ROBERT OWEN
President

ATTEST:


PATRICIA KIEHNE
Secretary

Clearwood Community Association
Board Resolution NO. 2013-02-06
Approved by the Membership at the August 17th, 2013 Annual Meeting

**A RESOLUTION to Increase the Fine for Discharge of
Firearms(s) and/or Dangerous Device(s)**

WHEREAS, according to the governing documents of the Clearwood Community Association, management of the Association are vested to the Board of Directors; and,

WHEREAS, this resolution is being put forth to the membership by the Board of Directors, based on a recommendation from the Violation Committee, and

WHEREAS, the Violations committee, because of two separate violations within Clearwood concerning a discharge of a firearm and the killing of a fawn with a bow and arrow, voted to recommended that to the Board of Directors that the fine amount be increased from one hundred dollars (\$100.00) per incident to one thousand dollars (\$1,000.00), and

WHEREAS, Thurston County, Washington, Code of Ordinances, Title 10 – PUBLIC PEACE, MORALS AND SAFETY, Chapter 10.04 – DISCHARGE OF FIREARMS, paragraph 10.04.190 – Clear Lake area., states “It is unlawful for any person to discharge a firearm at any time in the following described area of the county:

Beginning at the intersection of the north line of Section 31, Township 16 North, Range 3 East, W.M., and the centerline of the Bald Hill Road; thence southerly and easterly along said Bald Hill Road to its intersection with the east line of Section 6, Township 15 North, Range 3 East, W.M.; then northerly along the east line of the above-mentioned Sections 6 and 31 to the northeast corner of said Section 31; thence easterly along the north line of said Section 31 to the point of beginning. (Ord. 4792 § 1, 1974)", and

WHEREAS, the 2007 member approved Rules and Regulations, commonly referred to as the “Red Book”, page 21, paragraph 6., reads “A Thurston County Ordinance (a copy of which is on file in the office), designates Clearwood as a fire control area where firearms are prohibited. Use and discharging of fire arms, and dangerous devices such as b-b guns, pellet guns, paint ball guns, rocks, anything with a metal pointed tip, to include arrows, knives that could be used to harm any living thing are prohibited within Clearwood.”, and

WHEREAS, the 2007 member approved Rules and Regulations, commonly referred to as the “Red Book”, page 40, SCHEDULE OF FINES, states “Fire Arms, discharging.....100” and “Dangerous devices, discharging.....100”, and

WHEREAS, the Board of Directors approved this recommendation to go for a vote of the membership at their August 17th, 2012 meeting.

THEREFORE, BE IT RESOLVED that this fine for the discharge of firearm(s) and/or other dangerous devices(s) is increased to up to one thousand dollars (\$1,000.00).

AND, THEREFORE, BE IT FURTHER RESOLVED that this fine is effective following the adjournment of the August 17th, 2013 Annual Meeting of the Membership.

Effective 17th day of August, 2013.

Approved to be presented to the membership for a vote on the 20th day of April, 2013 by the Board of Directors at their regular Board meeting.

Adopted/Failed by simple majority vote of the membership of the Association who voted on the 17th day of August 2013, with XXX votes in favor and XX votes against. The total number of ballot envelopes received by the August 17th cut off was XXX, of which XXX were from members in good standing.

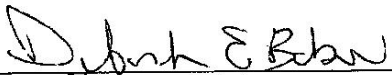
For the
CLEARWOOD COMMUNITY ASSOCIATION



LINDA DOUCETTEN
President

Date Signed: 9-8-13

ATTEST:



DEBORAH BAKER
Secretary

Date Signed: 9-8-13

Clearwood Community Association
Board Resolution NO. 2013-03-01
Approved by the Membership at the August 17th, 2013? Annual Meeting

A RESOLUTION to Comply with RCW 64.38.025

Concerning Ratification of the 2014 Regular Operation Budget

WHEREAS, according to the governing documents of the Clearwood Community Association, management of the Association are vested to the Board of Directors; and,

WHEREAS, this resolution is being put forth to the membership by the Board of Directors, and

WHEREAS, Revised Code of Washington (RCW) 64.38.025, paragraph (3) states that “Within thirty days after adoption by the board of directors of any proposed regular or special budget of the association, the board shall set a date for a meeting of the owners to consider ratification of the budget not less than fourteen nor more than sixty days after mailing of the summary. *Unless at that meeting the owners of a majority of the votes in the association are allocated or any larger percentage specified in the governing documents reject the budget, in person or by proxy, the budget is ratified, whether or not a quorum is present.* In the event the proposed budget is rejected or the required notice is not given, the periodic budget last ratified by the owners shall be continued until such time as the owners ratify a subsequent budget proposed by the board of directors.”, and

WHEREAS, as required above, at least 678 members, a majority of the 1355 member owned Clearwood lots, must vote no to reject this regular operating budget for it to fail, and

WHEREAS, in accordance with the Washington state law listed above, the Board has designated August 17th, 2013 as the date of the owner’s meeting (regular Annual Membership Meeting) to consider ratification of the 2014 regular operating budget, and

WHEREAS, *the Board of Directors approved in the budget an increase to the General Operational portion of the Budget of \$10.00 per lot for security for the Sherriff’s stipend, and*

WHEREAS, *the Board of Directors also approved an increase to the water usage rates in the Water System portion of the Budget. This rate is based on the recommendation of the Finance Committee, is to be calculated quarterly but billed semi-annually and is as follows:*

TIER	FROM	PER # CUBIC FEET (CF)	PROPOSED COST
1	0-2500 CF	100	\$2.30
2	2501-3500 CF	100	\$3.45
3	3501 and up	100	\$4.55

WHEREAS, the current \$185.00 water base rate will be designated for the water reserve fund.

THEREFORE, BE IT RESOLVED that the 2014 regular operating budget is ratified unless 678 members reject the operating budget.

AND, THEREFORE, BE IT FURTHER RESOLVED that, upon ratification of the budget, the water rate increase goes into effect with the January 2014 water billing.

Approved the 20th day of April, 2013 by the Board of Directors at their regular Board meeting.

Adopted/Failed in accordance with RCW 64.38.025, paragraph (3), on the 17th day of August, 2013. The vote of the membership of the Association was XXX votes in favor and XX votes against. The total number of ballot envelopes received by the August 17th cut off day was XXX, of which XXX were from members in good standing.

For the
CLEARWOOD COMMUNITY ASSOCIATION

ROBERT OWEN
President

Date Signed: _____

ATTEST:

Clearwood Community Association
Board Resolution NO. 2014-03-04
Subject to membership approval at the August 16, 2014 Annual Meeting
A RESOLUTION to Amend the Rules and Regulations to
Remove Traffic Impediments

WHEREAS, according to the Amended Protective Covenants of the Clearwood Community Association, the Board of Directors is responsible for the enforcement of same; and,

WHEREAS, all impediments to vehicular traffic on our roadways constitute a hazard to the movement of large commercial vehicles, such as garbage trucks, emergency vehicles, fire trucks, and moving vans; and,

WHEREAS, all impediments to vehicular traffic must be immediately removed by the lot owner or removed by the Association at the lot owner's expense; and,

WHEREAS, the membership approved Resolution 2009-03-02 that restricts anything impeding traffic and for a warning letter to be issued to the lot owner and that a fine of \$50.00 will be assessed to the lot owner for subsequent similar violations.

THEREFORE, BE IT RESOLVED that the Rules and Regulations shall be amended with the addition of the following section at the end of J. Vehicle and Traffic Regulations:

9. Impediments to Traffic and Safety- All impediments to vehicular traffic must be immediately removed by the lot owner or may be removed by the Association at the lot owner's expense. Subject to an impound fee.

Lot owners are responsible for violations committed by their guests and tenants.

THEREFORE, BE IT FURTHER RESOLVED that the schedule of fines. Community Property: be amended to add:


Impound fee for Basketball Hoops and other Impediments to Traffic.....\$50

Effective August 16, 2014


Adopted March 15, 2014

Clearwood Community Association

Clearwood Community Association


Linda M Doucette, President

ATTEST:


Deborah E Baker, Secretary

Clearwood Community Association

Board Resolution NO. 2014-03-06

Subject to membership approval at the August 16, 2014 Annual Meeting

A RESOLUTION prohibiting Licensed Kennels in Clearwood.

WHEREAS, according to the Amended Protective Covenants of the Clearwood Community Association, the Board of Directors is responsible for the enforcement of same; and,

WHEREAS, Rules and Regulations, G. Miscellaneous Regulations, (2) states, in part, that *Animals should be confined to the member's individual lot on a leash or penned, and not allowed to run. Confined animals must not be allowed to create a nuisance or disturb neighboring members;* and,

WHEREAS, Thurston county ordinance/code section 9.10.030 Kennel paragraph 2- Hobby Kennels means. A non- commercial kennel at or adjoining a private residence where (4) four or more adults dogs are bred and/or kept for hunting, training and exhibit for organized shows, field work and/or obedience trials or for enjoyment of the species; and,

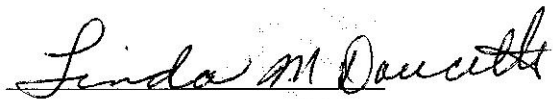
THEREFORE, BE IT RESOLVED that the Rules and Regulations G. Miscellaneous Regulations, (2) Animal Control following paragraph 5 be amended as follows:

No Thurston County licensed kennels are allowed within Clearwood Community.

Effective August 16, 2014

Adopted March 15, 2014

Clearwood Community Association



Linda M Doucette, President

ATTEST:



Deborah E Baker, Secretary

Clearwood Community Association
Board Resolution NO. 2014-03-11
Approved by the Membership at the August 16, 2014 Annual Meeting
A RESOLUTION to amend Resolution 2013-03-01 changing the effective
date from the January 2014 billing to the mid year 2014 billing.

WHEREAS, according to the Amended Protective Covenants of the Clearwood Community Association, the Board of Directors is responsible for the enforcement of same; and,

WHEREAS, the implementation of the Water Usage Rate Increase being so late the Board would like to excuse the increase from June 2013 water meter reading through the December 2013 water meter reading; and,

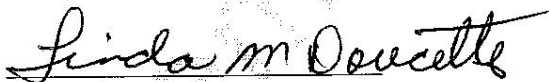
WHEREAS, this action is taking place in part to offset the inconvenience of the 39 day, "boil tap water" order due to E-coil contamination; and,

WHEREAS, we are voting in accordance with the Revised Code of Washington (RCW) 64.38.025 paragraph 3; and


THEREFORE BE IT RESOLVED that Resolution 2013-03-01 be amended changing the effective date from the. "*January 2014 billing*" to mid year 2014 billing.

Effective August 16, 2014

Adopted March 15, 2014
Clearwood Community Association



Linda M Doucette, President



Deborah E Baker, Secretary

CLEARWOOD COMMUNITY ASSOCIATION

BOARD RESOLUTION NO. 2015-03-05

Subject to membership approval at the August 15, 2015 Annual Meeting

A Resolution to Amend the Bylaws to Establish a Water Reserve Account and Designate the full Water Base Rate to fund it.

WHEREAS, according to the Amended Protective Covenants of the Clearwood Community Association, the Board of Directors is responsible for the enforcement of same; and,

WHEREAS, there is a need to establish a Water Reserves Account in our governing documents and designated funding to support it.

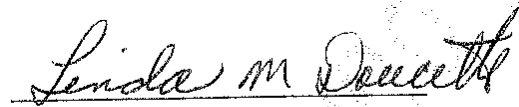
THEREFORE, BE IT RESOLVED THAT By-Laws IV. Assessments, (7.) be amended to add (c) as follows;

c) Water Reserve Account – A reserve account shall be maintained by the Association to be used for repair or replacement of components of our Water Distributions System according to the Water Reserves Study. The full amount of the Water Base Rate Assessment will be applied to this account. The Board of Directors with advice of the Water Committee and Finance Committee shall determine expenditures from this account.

Effective August 15th, 2015

Adopted March 21st, 2015

Clearwood Community Association



Linda M Doucette, President

ATTEST:



Deborah E. Baker, Secretary

BOARD RESOLUTION NO. 2015-03-10

Subject to membership approval at the August 15, 2015 Annual Meeting
A Resolution to open the Gates for both days of the Annual Garage Sale.

WHEREAS, according to the Amended Protective Covenants of the Clearwood Community Association, the Board of Directors is responsible for the enforcement of same; and,

WHEREAS, the membership approved opening the main front gate on the first day of the Annual Community Garage Sale for six (6) hours to allow the general public to participate; and,

WHEREAS, this has been a positive experience for our members thus far and there have been request by members to open the gate for both days; and,

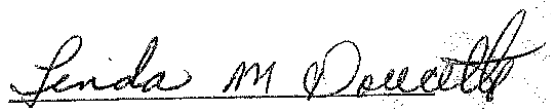
THEREFORE, BE IT RESOLVED THAT the Rules and Regulations Section C (4) be amended as follows;

On ~~the first~~ **both** days of the Annual Community Garage Sale event, the ~~Main front~~ **and back** gates will be open for six (6) hours to allow the general public to participate.

Effective August 15th, 2015

Adopted March 21st, 2015

Clearwood Community Association



Linda M Doucette, President

ATTEST:



Deborah E Baker, Secretary

CLEARWOOD COMMUNITY ASSOCIATION

BOARD RESOLUTION 2015-03-13

Subject to membership approval at the August 15, 2015 Annual Meeting

A Resolution to Amend the Rules and Regulations Concerning the Pool Season

WHEREAS, according to the Amended Protective Covenants of the Clearwood Community Association, the Board of Directors is responsible for the enforcement of same; and,

WHEREAS, the month of September typically has warmer weather than the months of May and early June; and,

WHEREAS, to enhance the communities use of the pool.

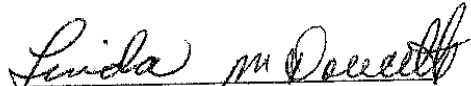
THEREFORE BE IT RESOLVED, that the Rules and Regulations L. (2) be amended as follows;

2. The Pool will be open ~~on full time weekends from Memorial Day weekend until~~ **starting at** the end of the school year (usually about mid-June) ~~then everyday through Labor Day, then~~ **weekends only until the end of September**. It may be closed one or two days per week for maintenance.

Effective August 15th, 2015

Adopted March 21st, 2015

Clearwood Community Association



Linda M Doucette, President

ATTEST:



Deborah E. Baker, Secretary

CLEARWOOD COMMUNITY ASSOCIATION

BOARD RESOLUTION NO. 2015-03-17

Subject to membership approval at the August 15, 2015 Annual Meeting

A Member Resolution Concerning Volunteer Background Checks

WHEREAS, according to the Amended Protective Covenants of the Clearwood Community Association, the Board of Directors is responsible for the enforcement of same; and,

WHEREAS, the Board has adopted this member resolution for the 2015 Annual Election ballot; and,

WHEREAS, the safety and welfare of Clearwood Community Association (CCA) members, their families, guests and property must be the number one priority of the Board of Directors; and.

WHEREAS, nothing in our Bylaws prevents a child molester from volunteering to work around our children or be on the Board; and,

WHEREAS, the laws of the state of Washington specifically prohibits the Board of Directors from determining their own responsibilities (RCW 64.38.25 (2)), instead relying on membership to define what they require from their Board.

THEREFORE, BE IT RESOLVED THAT, it is a responsibility of the Board of Directors to ensure that all volunteers must pass a Clearwood Community Association (CCA) criminal background check prior to being seated, elected or otherwise volunteering.

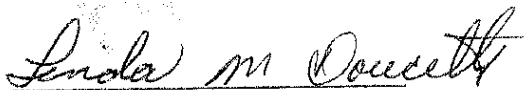
And it is a further responsibility of the Board to ensure that those candidates for vacant seats on the Board of Directors must pass a CCA criminal background check prior to their name being presented to the membership for election.

AND THEREFORE, BE IT FURTHER RESOLVED THAT this resolution goes into effect immediately upon the affirmative vote of the membership at the 2015 annual membership meeting.

Effective August 15th, 2015

Adopted March 21st, 2015

Clearwood Community Association



Linda M Doucette, President

ATTEST: 

Deborah E. Baker, Secretary

CLEARWOOD COMMUNITY ASSOCIATION

OPERATING RESOLUTION NO. 2022-03-01

**A RESOLUTION to Establish Policy concerning
Violence, Abusive Conduct, Harassment, Obstruction, nuisance, or
Threats of any kind**

WHEREAS, according to the Amended Protective Covenants of the Clearwood Community Association, the Board of Directors is responsible for the enforcement of same; and,

WHEREAS, the Board of Directors is in need of a policy concerning Violence, Abusive Conduct, Obstruction, Harassment, Threats of any kind, or causes a nuisance against employees or Volunteers; and,

WHEREAS, the threat of Violence, Abusive Conduct, Obstruction, Harassment, or Threats of any kind is defined as any person who willfully threatens Violence, engages in abusive conduct, obstruction, Harasses, causes a nuisance or Threats made of any kind, made verbally, in writing or by means of an electronic device, is to be taken seriously, even if there was no intent of actually carrying it out.

THEREFORE, BE IT RESOLVED that upon approval by the Board of Directors, the following policy is in effect.

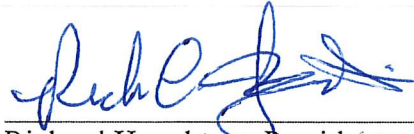
It shall be the policy of the Clearwood Community Association (CCA) Board of Directors to establish a zero-tolerance policy. As such, any member or non-member who threatens Violence, has abusive conduct, Harasses, causes a nuisance, obstructs staff, or makes Threats of any kind against an employee or Volunteer at CCA or makes any threat of physical violence against the community or its property shall be deemed a threat.

The GM shall:

1. Report such threat(s) as soon as possible to the appropriate local law enforcement authorities.
2. Report such Harassment or Verbal abuse to the CCA President.
3. Determine if any additional physical security, restraining order or other legal assistance should be authorized or needed.
4. Make all the necessary and prudent expenditures needed to protect life and property.
5. Ban Member or Non-Member from CCA Admin office or Maintenance building.
6. Issue a Violation and send it to the Violation committee.

Adopted this 26 day of March 2022.

CLEARWOOD COMMUNITY ASSOCIATION



Richard Houghton, President

ATTEST:



Alexa Burns, Secretary

CLEARWOOD COMMUNITY ASSOCIATION

BOARD RESOLUTION NO. 2024-01-27

Subject to Membership approval at the Association's 2024 General Meeting

A RESOLUTION to Amend the Rules & Regulations to Require Tenant Screening Pursuant to RCW 64.38.130

WHEREAS, according to the Amended Protective Covenants of the Clearwood Community Association (the Association" or "CCA") and the powers vested in the Association by RCW 64.38.020, the Board of Directors (the "Board") is responsible for the enforcement of the same;

WHEREAS, RCW 64.38.130(a) provides that a homeowners' association may "[r]equire any lot owner intending to lease the owner's lot to use a tenant screening service or obtain background information, including criminal history, on a prospective tenant, at the owner's sole cost and expense, prior to the owner entering into a lease agreement with a prospective tenant";

WHEREAS, RCW 64.38.130(b) provides that a homeowners' association may "[r]equire proof that the tenant screening requirement has been fulfilled or that the background information on a prospective tenant has been obtained by the owner intending to lease the owner's lot"; and

WHEREAS, the Board has determined that the Association should require any Member desirous of leasing their property to screen any potential tenants as authorized by RCW 64.38.130 to ensure tenants that will treat the Clearwood community with care;

NOW, THEREFORE, the Board of Clearwood Community Association resolves as follows:

1. The Board deems it appropriate to require any Member desirous of leasing their property to screen any potential tenants as authorized by RCW 64.38.130 to ensure tenants will treat the Clearwood community with care.
2. The Association's Rules and Regulations Section C should be amended as follows:
 6. **Renting or Lending of Residential/Recreational Lots** - Members of CCA who rent or lease their property within Clearwood Community Association must submit to the CCA a completed CCA Rental Form (copies of which are available online or in the Administration Office) and the Rental Administration Fee ("RAF") at least three (3) days prior to the commencement of such rental period. The RAF is to cover CCA's added administrative costs associated with renters, e.g., responding to tenant questions, keeping renters advised of CCA activities and rules, access issues, etc.
 - a. For purposes of this Section, the term "rent" or "lease" refers to any situation where a member offers a third party the right to use the member's property in exchange for consideration and includes, without limitation, licenses, and short-term rental arrangements such as Airbnb, VRBO, etc.

BOARD RESOLUTION NO. 2024- _01-27_____

b. In addition to providing the CCA Rental Form and/or RAF to CCA, Members are also required to screen any potential tenants of a property within Clearwood using a tenant screening service or obtain background information, including criminal history, on any prospective tenant, at the Member's sole cost and expense. Tenant screening shall be conducted prior to entering into any lease agreement with the prospective tenant. Proof that the tenant screening requirement has been fulfilled or that the background information on a prospective tenant has been obtained by the Member intending to lease the owner's lot must be submitted to the CCA together with the CCA Rental Form and RAF.

c. Failure to timely submit the CCA Rental Form, RAF, and/or proof of tenant screening to CCA will result in a fine. The fine will double each thirty (30) day period in which the Member fails to submit the CCA Rental Form, RAF, and/or proof of tenant screening to CCA.

Members who rent their property pay a fee to cover added costs of dealing with renters and keeping them advised of community activities.

Members are responsible for all acts of vandalism of their renters and their renter's children, relatives, or guests. The Board of Directors will assess costs and fines, in cases where these acts can be proven, either through criminal actions taken by local authorities or by actions as provided for in the Rules and Regulations (Red Book) of CCA.

Members are responsible for the upkeep of the exterior of their dwellings and their lot, and adherence to Rules & Regulations. The Board of Directors will assess costs and fines against the owner- Members in cases of failure to abide by these rules.

Effective this 27 day of January, 2024.

Adopted this 27 day of January, 2024.

FOR THE CLEARWOOD COMMUNITY ASSOCIATION

_____, Board President

ATTEST:

_____, Secretary

BOARD RESOLUTION NO. 2024- 01-27

CLEARWOOD COMMUNITY ASSOCIATION

OPERATING RESOLUTION NO. 2026-05-02

**A RESOLUTION to Establish Policy Concerning
Harassment of Clearwood Personnel**

WHEREAS, according to the Amended Protective Covenants of Clearwood Community Association (“CCA”), the Board of Directors (the “Board”) is responsible for the enforcement of the same;

WHEREAS, the Board is responsible for managing the affairs of the Association;

WHEREAS, the Board finds members, on occasion, have behaved in various inappropriate ways toward CCA volunteers and employees (collectively “Clearwood Personnel”), and that such conduct has the potential to affect Clearwood Personnel emotionally and physically;

WHEREAS, the Board declares that Clearwood Personnel should be free from any form of harassing behavior by members and non-members;

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WHEREAS, the Board recognizes that harassing behavior can have deleterious effects on the mental and physical health of Clearwood Personnel and can make it difficult to attract and retain high quality individuals;

WHEREAS, to be able to continue attracting, recruiting and retaining talented Clearwood Personnel, the Board finds that deterrents are necessary to prevent harassing behavior directed at Clearwood Personnel; and

WHEREAS, the Board declares the following conduct toward Clearwood Personnel constitutes a violation of this Policy (collectively referred to as “Personnel Harassment”):

- Any verbal or written threats of the following:
 - bodily injury;
 - physical damage to property;
 - physical confinement; or
 - other specified harm.
- Any act that causes physical or mental harm to Clearwood Personnel, whether the harm was intentional or with reckless disregard.
- Knowing and willful conduct directed at Clearwood Personnel that alarms, annoys, harasses, or is detrimental to the person, and serves no lawful or legitimate purpose.
- Illegal harassment as it is defined under state or federal law.

NOW THEREFORE, BE IT RESOLVED that the following policy is in effect.

1. CCA maintains a zero-tolerance policy for Personnel Harassment.
2. Any member or guest who engages in Personnel Harassment shall be deemed a threat to the safety and well-being of the community.
3. The General Manager is directed to:
 - a. Promptly report any acts of Personnel Harassment to the following:
 - i. The Board.
 - ii. Law enforcement, if applicable.
 - iii. The CCA Board President.
 - b. Consult with legal counsel as necessary to determine if any additional physical security, restraining order, or other legal assistance should be pursued and/or implemented.
4. Make the necessary and prudent expenditures needed to protect the affected personnel from harassment.
5. Issue a Trespass Order banning the member or non-member from entering the CCA Admin Office, Maintenance Building and Pool.
6. Issue a fine and send it to the Violation Committee.

ADOPTED this 30th day of May 2026.

**CLEARWOOD COMMUNITY
ASSOCIATION**

ATTEST

By: _____
Its: _____

By: _____
Its: _____