

**BY-LAWS
OF
CROWN RIDGE ESTATES HOMEOWNERS ASSOCIATION**

**Article I
Definitions**

- 1.1 **Association** shall mean the Crown Ridge Estates Homeowners Association.
12. **Properties** shall mean that certain real property described in the Declaration of Covenants, Conditions and Restrictions for Crown Ridge Estates and such additions thereto as may hereafter be brought within the jurisdiction of the Association.
- 1.3 **Common Area** shall mean all real property owned by the Association for the common use and enjoyment of the Owners as specified in the Plat of Crown Ridge Estates and the Declaration of Covenants, Conditions and Restrictions for Crown Ridge Estates.
14. **Lot** shall mean any plot of land shown on the recorded subdivision map of the Properties, with the exception of Common Areas.
- 1.5 **Owner** shall mean the record owner, whether one or more persons or entities, or the fee simple title to any Lot which is a part of the Properties, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.
- 1.6 **Declarant** shall mean Wigan Development Corp., its successors and assigns.
- 1.7 **Declaration** shall mean the Declaration of Covenants, Conditions and Restrictions applicable to the Properties recorded in the office of the Auditor of Snohomish County, Washington.
- 1.8 **Fiscal Year** shall mean the corporation's fiscal year which shall end on December 31 of each year.

**ARTICLE II
OWNERS**

- 2.1 **Time of Annual Owners' Meeting.** The annual meeting of the Owners shall be held on the second Thursday of January each year.
- 2.2 **Meetings.** A meeting may be held by means of a conference telephone or similar communications equipment whereby all persons participating in the meeting can hear each other at the same time, and participation by such means shall constitute presence in person at such meeting.
- 2.3 **Special Meetings.** Special meetings of the Owners, for any purpose or purposes, unless otherwise prescribed by statute, may be called by the President or by the Board of Directors or by the written request of one-fourth (1/4th) of the Owners. No business shall be transacted except as specified in the notice calling the special meeting.

2.4 **Place of Meeting.** The Board of Directors may designate any place within Snohomish County, Washington, as the place for any annual meeting, or for any special meeting called by the Board of Directors. If no designation is made, or if a special meeting be otherwise called, the place of meeting shall be the principal office of the corporation in the State of Washington.

2.5 **Notice of Meetings.** Written notice stating the place, day, and hour of the meeting and, in the case of a special meeting, the purpose or purposes for which the meeting is called, shall unless otherwise prescribed by statute, be mailed, postage prepaid, not less than fourteen (14) days nor more than sixty (60) days before the meeting, addressed to the Owner at his or her address as it last appears on the records of the corporation.

Waiver of said notice may be made orally or in writing either before or after the meeting. Attendance of an Owner at a meeting shall constitute a waiver of notice of such meeting except where an Owner attends a meeting for the express purpose of objecting to the transaction of any business because the meeting is not lawfully called or convened and he or she gives written notice of his or her objection to the Secretary prior to the commencement of the meeting.

2.6 **Quorum.** Unless otherwise provided in the Articles of Incorporation, thirty-four percent (34%) of the Owners, represented in person or by proxy, shall constitute a quorum at a meeting of Owners. A Owner shall be considered present at any meeting of the Owners, notwithstanding his or her physical presence at a different location, when he or she shall be in communication with the other Owners present at such a meeting by means of a conference telephone or similar communications equipment whereby all persons participating in the meeting can hear each other at the same time. If less than a quorum of the Owners is represented at a meeting, the Owners so present may adjourn the meeting from time to time without future notice. At such adjourned meeting at which a quorum shall be present or represented, any business may be transacted which might have been transacted at the meeting as originally noticed. The Owners present at a duly organized meeting may continue to transact business until adjournment, notwithstanding the withdrawal of enough Owners to leave less than a quorum.

2.7 **Proxies.** At all meetings of Owners, a owner may vote in person or by proxy, executed in writing by the Owner or by his or her duly authorized attorney in fact. Such proxy shall be filed with the Secretary of the corporation before or at the time of the meeting. Every proxy shall be revocable by a writing delivered to the Secretary. No proxy shall be valid after eleven (11) months from the date of its execution or after the Owner has sold his or her Lot in respect to which the proxy was given.

ARTICLE III NOMINATION AND ELECTION OF DIRECTORS

3.1 **General.** While there are Class B memberships remaining the Board of Directors shall consist of one directors. After the Class B memberships terminate, the business and affairs of the corporation shall be managed by a board of nine (9) directors. Directors need not be Owners or residence of the State of Washington.

- 3.2 **Initial Terms.** Within sixty (60) days after the termination of the Class B memberships a meeting of the Owners shall be held. At that meeting, the Owners shall elect three (3) directors for a term of one year from the end of the current fiscal year; three (3) directors for a term of two years from the end of the current fiscal year and three (3) directors for a term of three years from the end of the current fiscal year; and at the first annual meeting for the fiscal year in which the initial terms laps and for each annual meeting thereafter, the Owners shall elect three directors for a term of three years. Nominations will be made from the floor for this first election.
- 3.3 **Nomination.** After the initial election of directors, nominations for election to the Board of Directors shall be made by a Nominating Committee. Nominations may also be made from the floor at the annual meeting. The nominating Committee shall consist of the President and two Owners who are selected by the Board of Directors prior to each annual meeting of Owners who are selected by the Board of Directors prior to each annual meeting of Owners and shall be announced at the annual meeting. The nominating Committee shall serve from the close of that annual meeting until the close of the next annual meeting. The Nominating Committee shall make as many nominations for election to the Board of Directors as it shall determine in its sole and absolute discretion, but not less than the number of vacancies that are to be filled.
- 3.4 **Election.** Election to or removal from the Board of Directors shall be by secret written ballot. At such election, the Members may cast as many votes as they are entitled to exercise under the provisions of the Declaration. The persons receiving the highest numbers of votes shall be elected. Cumulative voting is not permitted.
- 3.5 **Resignation/Removal.** A director may resign at any time by delivering written notice of his or her resignation to the Secretary of the corporation, or if the Secretary cannot be found, to the President or registered agent of the corporation. The resignation shall be effective upon receipt by the Secretary, President or registered agent as the case may be. At a special meeting of the Owners called for such purpose, any director, or the entire Board of Directors, may be removed, with or without cause, by a vote of two-thirds (2/3) of the Owners. Upon the resignation, removal, or other vacancy of a directors, his or her successor shall be selected by the remaining members of the Board and shall serve for the unexpired term of his predecessor.

ARTICLE IV MEETINGS OF BOARD OF DIRECTORS

- 4.1 **Meetings.** A meeting may be held by means of a conference telephone or similar communications equipment whereby all persons participating in the meeting can hear each other at the same time, and participation by such means shall constitute presence in person at such a meeting.
- 4.2 **Regular Meetings.** A regular meeting of the Board of Directors shall be held, without other notice than this bylaw, immediately after or combined with, and at the same place as, the annual meeting of Owners. The Board of Directors may provide, by resolution, the time and place, either within or without the State of Washington, for the holding of additional regular meetings, without other notices than such resolution.

- 4.3 **Special Meetings.** Special meetings of the Board of Directors may be called at the request of the President or any Director. The person or persons authorized to call special meetings of the Board of Directors may fix any place, either within or without the State of Washington, as the place for holding any special meeting of the board of Directors called by them
- 4.4 **Notice.** Notice of special meeting shall be given at least 24 hours previous thereto by written notice delivered personally or on four days' notice if by mail, telephone or telegraph. If mailed, such notice shall be deemed to be delivered when deposited in the United States mail, so addressed with postage thereon prepared. If notice be given by telegram, such notice shall be deemed to be delivered when the telegram is delivered to the telegraph company. Any director may waive notice of any meeting. The attendance of a director at a meeting shall constitute a waiver of notice of such meeting, except where a director attends a meeting for the express purpose of objecting to the transaction of any business because the meeting is not lawfully called or convened. Neither the business to be transacted at, nor the purpose of an regular or special meeting of the board of Directors need be specified in the notice or waiver of notice of such meeting.
- 4.5 **Quorum.** A majority of the number of directors fixed by Section 3.1 of these Bylaws shall constitute a quorum for the transaction of business at any meeting of the board of Directors, but, if less than such a majority is present at a meeting, a majority of the directors present may adjourn the meeting from time to time without further notice.
- 4.6 **Manner of Acting.** The act of the majority of the directors present at a meeting at which a quorum is present shall be the act of the Board of Directors.
- 4.7 **Action Without a Meeting.** Any action that may be taken by the Board of Directors at a meeting may be taken without a meeting if a consent, in writing, setting forth the action to be taken shall be signed before such action by all of the Directors. Such consent shall have the same effect as unanimous vote, and shall be inserted in the minute book as if it were the minutes of a board meeting.
- 4.8 **Presumption of Assent.** A Director of the corporation who is present at a meeting of the Board of Directors at which action on any corporate matter is taken shall be presumed to have assented to the action taken, unless his or her dissent shall be entered in the minutes of the meeting, or unless he or she shall file his or her written dissent to such action with the person acting as the Secretary of the meeting before the adjournment thereof, or shall forward such dissent by registered mail to the Secretary of the corporation immediately after the adjournment of the meeting. Such right to dissent shall not apply to any director who voted in favor of the action.
- 4.9 **Executive and Other Committees.** The Board of Directors, by resolution adopted by a majority of the full Board, may designate from among its Owners an executive committee and one or more other committees each of which, to the extent provided in such resolution or in the Articles of Incorporation or these Bylaws, shall have and may exercise all the authority of the board of Directors. Each such committee may consist of one or more of the directors. The board may designate one or more directors as alternate Owners of any committee who may replace any absent or disqualified Owner at any meeting of the committee.

No committee shall have the authority of the board of Directors to (1) Fill vacancies on the Board of Directors or any committee thereof, (2) amend the Bylaws, (3) fix the compensation of any director for serving on the Board of Directors or on any committee, or (4) appoint other committees of the Board of Directors or the Owners thereof.

- 4.10 **Compensation.** No director shall receive compensation for services on behalf of the Board. By resolution of the board of Directors, a director may be reimbursed for his or her actual expenses incurred in the performance of his or her duties.

ARTICLE V POWERS AND DUTIES OF DIRECTORS

5.1 **Powers.** The Board of Directors shall have power to;

- a. Adopt and publish rules and regulations governing the use of the Common areas and the personal conduct of Owners and their guests thereon and to establish penalties for the infraction thereof.
- b. Suspend the voting rights and right to use Common Areas of any Owner during any period if such Owner is in default of any assessment levied by the Association. Such rights may also be suspended after notice and hearing for a period not to exceed sixty (60) days for infraction of published rules and regulations;
- c. Exercise for the Association all powers and duties and authorities vested in or delegated to the Association and not reserved to the Owners by other provisions of these By-laws, the Articles of Incorporation, or the Declaration;
- d. Declare the office of a member of the Board of Directors to be vacant if such director shall be absent from three consecutive regular meetings of the Board of Directors; and
- e. Employ a manager, an independent contractor, or such other employees as the Board deems necessary and to prescribe the duties of each.

5.2 **Duties.** It shall be the duty of the Board of Directors to;

- a. Cause to be kept a complete records of all of its acts and corporate affairs and to present a statement thereof to the Owners at the annual meeting of the Owners, or at special meeting when such statement is requested in writing by one-fourth (1/4th) of the Owners entitled to vote;
- b. Prepare a budget as required by RCW 64.38.025 and present the budget to the Owners for their approval at the annual meeting or at a special meeting called for that purpose.
- c. Supervise all officers, agents and employees of the Association and to see that their duties are properly performed;

- d. As more fully provided in the Declaration, to:
1. Fix the amount of the annual assessment against each Lot at least thirty (3) days in advance of each annual assessment period;
 2. Send written notice of each assessment to every Owner subject thereto at least thirty (30) days in advance of each annual assessment period; and
 3. Foreclose the lien against any property for which the assessments are not paid within thirty (30) days after due date or to bring an action against the Owner personally obligated to pay the same;
- e. Issue, or cause an appropriate officer to issue, upon demand by any person, a certificate setting forth whether or not any assessment has been paid. A reasonable charge may be made by the Board of Directors for the issuance of these certificates. If a certificate states that an assessment has been paid, such certificate shall be conclusive evidence of such payment;
- f. Procure and maintain adequate liability and hazardous insurance on property owned by the Association.
- g. Cause all officers or employees having financial responsibilities to be bonded, as it may deem appropriate. The premiums on such bonds (including those required to be furnished by the Treasurer and Assistant Treasurer) shall be paid by the corporation; and
- h. Cause the Common Areas to be maintained.

ARTICLE VI OFFICERS

- 6.1 **Officers.** The officers of the corporation shall be a President and a Vice President, both of whom shall be members of the Board of Directors, a Secretary and a Treasurer, all of whom shall be elected by the Board of Directors and who shall hold office at the pleasure of the Board. Any two or more offices may be held by the same person, except the offices of the President and Secretary. In addition, the Board of Directors may elect such additional officers as it may deem proper. The officers shall be elected at the annual meeting of the Board of Directors or any special meeting called for such purpose. Each office shall have a term of one year.
- 6.2 **President.** The president shall have the usual executive powers pertaining to the office of President, including the general supervision, direction and control of the business of the corporation and the responsibility to carry out the resolutions adopted by the Board of Directors, subject at all times and in all matters to the direction and control of the Board of Directors. The President shall preside at meetings of the Board of Directors.

- 6.3 **Vice President.** In the absence or disability of the President, or in the event that for any reason it is impracticable for the President to act personally, the vice President shall have the powers and duties of the President and shall have such other powers and duties as shall be assigned to him or her by the president or the board of Directors.
- 6.4 **Secretary.** The Secretary shall give, or cause to be given, notice of all meetings of the directors, and all other notices required by statute, the Articles, or these Bylaws. He or she shall record all of the proceedings of the meetings of the directors in a proper corporation minute book. If the corporation has a seal, the Secretary shall have custody of it and shall affix it to all proper corporation documents and instruments, and when so affixed shall attest the same. He or she shall also perform such other duties as may be assigned to him or her by the President or the Board of Directors.
- 6.5 **Treasurer.** The Treasurer shall have the custody of the corporate funds and securities and shall keep full and accurate account of receipts and disbursements in books belonging to the corporation. He or she shall deposit all moneys and other valuables in the name and to the credit of the corporation in such depositories as may be designated by the Board of Directors, or the President, taking proper vouchers for such disbursements. He or she shall render to the President and Board of Directors at the regular meetings of the Board of Directors, or whenever they may request it, an account of all his or her transactions as Treasurer and of the financial condition of the corporation. If required by the Board of Directors he or she shall give the corporation a bond for the faithful discharge of his or her duties in such amount and with such surety as the Board shall prescribe. The Treasurer shall also perform such other duties as may be assigned by him or her by the President of the Board of Directors.
- 6.6 **Vacancies.** Vacancies in any office arising from any cause may be filled by majority vote of the Board of Directors at any meeting of the directors. Any such successor shall serve the unexpired term of his or her predecessor.
- 6.7 **Salaries.** No officer shall receive compensation for services on behalf of the Association. By resolution of the Board of Directors, an officer may be reimbursed for his or her actual expenses incurred in the performance of his or her duties.
- 6.8 **Removal.** Any officer, employee or agent of the corporation may be removed by the Board of Directors whenever it in its judgment the best interests of the corporation will be served thereby, but such removal shall be without prejudice to the contract rights, if any, of the person so removed.

ARTICLE VII COMMITTEES

The Board shall appoint an Architectural Control Committee as provided by the Declaration and, in addition, may appoint other committees as deemed appropriate for the good of the Association and the Property.

ARTICLE IX ASSESSMENTS

As more fully provided in the Declaration, each Owner is obligated to pay to the Association annual and special assessments which are secured by a continuing lien upon the property against which the assessment is made. Any assessment which is not paid within thirty (30) days after the due date shall be delinquent. If the assessment is not paid within thirty (30) days after the due date shall bear interest from the date of delinquency at the rate of twelve percent (12%) per annum and the Association may bring an action against the Owner personally obligated to pay the same or foreclose the lien against the property, and interest, costs, and reasonable attorney's fees of any such action shall be added to the amount of such assessment. No Owner may waive or otherwise escape liability for the assessments provided for herein by nonuse of the Common Area or abandonment of his Lot.

ARTICLE X AMENDMENT OF BYLAWS

These Bylaws may be amended altered or repealed or new Bylaws adopted by the affirmative vote of a majority of the Owners at any regular or special meeting of the Owners, if notice of the proposed alteration or amendment is contained in the notice of the meeting. In case of any conflict between these By-laws and the Articles of Incorporation or the Declaration, the Articles or Declaration shall control and the By-laws deemed amended to so conform.

Article XI INDEMNIFICATION OF OFFICERS, DIRECTORS EMPLOYEES AND AGENTS

- 11.1 **Indemnification.** To the fullest extent permitted by the Washington Nonprofit Corporation act, RCW 23.03, the personal liability of a director to the corporation and its Owners shall be eliminated and the corporation shall indemnify any person who was or is a party or is threatened to be made a party to any threatened, pending or completed action, suite or proceeding, whether civil, criminal, administrative or investigative by reason of the fact that such person is or was a director, officer, employee or agent of the corporation, or is or was serving at the request of the corporation as a director, officer, employee or agent of another corporation, trust or other enterprise, against expenses (including attorneys' fees), judgments, fines, penalties, and amounts paid in settlement, actually and reasonably incurred by him or her, in connection with such action, suit or proceeding, tot he full extent allowed by applicable law.
- 11.2 **Procedure.** Reasonable expenses incurred by a director, officer, employee or agent who is a party to a proceeding may be paid or reimbursed by the corporation in advance of the final disposition of such proceeding;

(a) Upon receipt by the corporation of a written undertaking by or on behalf of the director, officer, employee or agent to repay such amount if it shall ultimately be determined that such person has not met the standard of conduct necessary for indemnification by the corporation as authorized by this section; and

(b) Either;

1. After a determination that the information then known to those making the determination (without undertaking further investigation for the purposes thereof) does not establish the indemnification would not be permissible under applicable law; or
2. Upon receipt by the corporation of a written affirmation by the director, officer, employee or agent of his or her good faith belief that he or she has met the standard of conduct necessary for indemnification by the corporation as authorized in this Article; and

The undertaking required by Section 11.2 (a) shall be an unlimited general obligation of the director, officer, employee or agent, but need not be secured and may be accepted without reference to financial ability to make the repayment.

11.3 Insurance. The corporation shall have power to purchase and maintain insurance on behalf of any person who is or was a director, officer, employee, or agent of the corporation of who is or was serving at the request of the corporation as an officer, employee or agent of another corporation, partnership, joint venture, trust, other enterprise, or employee benefit plan against any liability asserted against him or her and incurred by him or her in any such capacity or arising out of his or her status as such, whether or not the corporation would have the power to indemnify him or her against such liability under the provisions of this Article.

11.4 Written Report. Any indemnification of a director in accordance with this Article, including any payment or reimbursement or expenses, shall be reported to the Owners, if any, with the notice of the next Owners' meeting or prior thereto in a written report containing a brief description of the proceedings involving the director being indemnified and the nature of such indemnification.

ARTICLE XII MULTIPLE INTERESTS OF DIRECTORS OF OFFICERS

12.1 Multiple Interests of Directors or Officers. No contract or transaction between the corporation and one or more of its directors or officers, or between the corporation and any other corporation, partnership, association, or other organization in which one or more of its directors or officers are directors or officers, or have a financial interest therein, shall be void or voidable solely for such reason, or solely because the director or officer is present at

or participates in the meeting of the Board or committee thereof which authorizes the contract or transaction, or solely because his or her vote is counted for such purpose, nor shall the director or officer be required to account to the corporation for any profit or benefit derived by him or her from such contract or transaction if:

- (a) The fact of his or her interest is disclosed or is known to the Board of Directors or the committee, and the Board or committee in good faith authorized the contract or transaction by a vote sufficient for such purpose without counting the vote of the interested director or directors; or
- (b) The contract or transaction is fair as to the corporation as of the time it is authorized, approved or ratified, by the Board of Directors, a committee thereof, or the Owners.

12.2 **Quorum at Directors' Meeting.** Interested directors may be counted in determining the presence of a quorum at a meeting of the Board of Directors or of a committee thereof which authorized the contract or transaction.

ARTICLE XIII MISCELLANEOUS

13.1 **Rules of Order.** The rules contained in the most recent edition of Robert's Rules of Order, Revised, shall govern all meetings of directors where those rules are not inconsistent with statute, the Articles of Incorporation, these Bylaws or special rules of order of the corporation.


13.2 **Loans.** No loans shall be contracted on behalf of the corporation and no evidence of indebtedness shall be issued in its name unless authorized by a resolution of the Board. Such authority may be general or confined to specific instances. No loans shall be made to directors or officers of the corporation.

13.3 **Deposits.** All funds of the corporation not otherwise employed shall be deposited from time to time to the credit of the corporation in such banks, trust companies or other depositories as the Board may elect.

13.4 **Checks.** All checks, drafts or other orders for the payment of money, notes or other evidences of indebtedness issued in the name of the corporation shall be signed by such officers or agents of the corporation and in such manner as shall be determined from time to time by resolution of the Board of Directors.

CERTIFICATE OF ADOPTION

The foregoing were duly adopted as the Bylaws of the corporation by the Board of Directors on the 14th day of September, 1999.

A handwritten signature in cursive script, appearing to read "Douglas Main", written over a horizontal line.

By, Wigan Development Corp.
Douglas Main
Its; Secretary



U.S. Department of Labor
Bureau of Labor Statistics

Bureau of Labor Statistics Data

www.bls.gov



[Advanced Search](#) | [A-Z Index](#)

[BLS Home](#) | [Programs & Surveys](#) | [Get Detailed Statistics](#) | [Glossary](#) | [What's New](#) | [Find It! In DOL](#)

Change Output Options:

From: 1996 To: 2006

include graphs **NEW!**

[More Formatting Options](#)

Data extracted on: October 30, 2006 (1:13:19 PM)

Consumer Price Index - All Urban Consumers

Series Id: CUUR0400SA0
 Not Seasonally Adjusted
 Area: West urban
 Item: All items
 Base Period: 1982-84=100

Base
3.4
4.6
7.3
4.1
4.2
2.8
5.1
7.2

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	HALF1	HALF2
1996	155.3	155.8	156.4	157.1	157.6	157.5	157.9	158.0	158.6	159.1	159.2	158.7	157.6	156.6	158.6
1997	159.6	160.1	160.8	161.1	161.1	161.0	161.1	161.5	162.1	162.8	162.8	162.8	161.4	160.6	162.2
1998	163.0	163.2	163.3	163.6	164.3	164.2	164.3	164.8	165.1	165.5	165.8	165.8	164.4	163.6	165.2
1999	166.4	166.9	167.3	169.0	168.7	168.3	168.9	169.5	170.0	170.4	170.4	170.5	168.9	167.8	170.0
2000	171.0	172.0	173.5	173.7	174.0	174.3	175.2	175.9	176.6	177.2	177.2	177.1	174.8	173.1	176.5
2001	178.3	179.3	180.1	180.4	181.3	182.0	182.0	181.9	182.5	182.5	182.3	181.6	181.2	180.2	182.1
2002	182.4	183.2	184.0	185.1	184.8	184.5	184.7	185.3	185.7	185.8	185.8	185.5	184.7	184.0	185.5
2003	186.6	188.1	189.3	188.8	188.5	188.1	188.4	189.2	189.6	189.4	188.5	188.3	188.6	188.2	188.9
2004	189.4	190.8	192.2	192.3	193.4	193.3	192.9	193.0	193.8	195.0	195.1	194.2	193.0	191.9	194.0
2005	194.5	195.7	197.1	198.6	198.8	198.0	198.6	199.6	201.7	202.6	201.4	200.0	198.9	197.1	200.7
2006	201.7	202.7	203.8	205.3	206.9	206.4	206.7	207.5	207.8					204.5	

[Frequently Asked Questions](#) | [Freedom of Information Act](#) | [Customer Survey](#)
[Privacy & Security Statement](#) | [Linking to Our Site](#) | [Accessibility](#)

U.S. Bureau of Labor Statistics
 Postal Square Building
 2 Massachusetts Ave., NE
 Washington, DC 20212-0001

Phone: (202) 691-5200
 Fax-on-demand: (202) 691-6325
 Data questions: blsdata_staff@bls.gov
 Technical (web) questions: webmaster@bls.gov
 Other comments: feedback@bls.gov