

**RESOLUTION
OF THE WEATHERBY ESTATES HOMEOWNERS ASSOCIATION, INC.
REGARDING CODE OF CONDUCT FOR BOARD MEMBERS**

SUBJECT: Adoption of attached Code of Conduct (hereinafter "COC") for all Board of Directors, Officers and ACC members to sign. Failure to sign the respective document within a reasonable period of time (30 days) upon joining the Board Of Directors, Officers or ACC, will in effect submit resignation from the Board of Directors, Officers or ACC.

PURPOSE: To adopt a COC to facilitate the efficient operation of the Association.

AUTHORITY: The Declaration, Bylaws and Articles of Incorporation of the Association and Washington law.

EFFECTIVE DATE: July 20, 2008

RESOLUTION: The Association hereby adopts the attached COC to be signed by all members of the Board of Directors to be signed by all Committee members.

PRESIDENT'S CERTIFICATION: The undersigned, being the President of the Association certifies that the foregoing resolution was adopted by the Board of Directors of the Association at a duly called and held meeting of the Board of Directors held on July 20, 2008 and in witness thereof, the undersigned has subscribed his/her name.

WEATHERBY ESTATES HOMEOWNERS ASSOCIATION, INC.

By: 
President

RESOLUTION # 1

Weatherby Estates Code of Conduct

The Board of Directors, Officers, and ACC members are required to sign and date the following Code of Conduct as a condition of serving on the Board, as an Officer, or an ACC member. The signed copies shall reside with the Weatherby HOA secretary.

1. Act in the best interest of the community (no personal gain, material or political).

Recognizing the need to preserve the original design and intent of the community, Committee Members will work for the common good of the members of the Weatherby Homeowners Association, and not for any private or personal interest, and they will assure fair and equal treatment of all persons, claims, and transactions coming before the Board.

2. Comply with the Law.

Committee Members shall comply with the laws of the nation, State of Washington, Snohomish County and the governing documents of the Weatherby Homeowners Association.

3. Conduct of Committee Members.

The professional and personal conduct of Committee Members must be above reproach and avoid even the appearance of impropriety. Committee Members shall refrain from abusive conduct, personal charges or verbal attacks on the character or motives of other association members, committee members and chairs.

4. Respect for the process.

Committee members will make every effort to regularly attend meetings and perform their duties. During meetings members shall listen courteously and attentively and focus on the business at hand. They shall refrain from interrupting other speakers, making personal comments not germane to the business of the body, or otherwise interfering with the orderly conduct of meetings.

5. Decisions based on merit.

Committee members shall base their decisions on the merits and substance of the matter at hand rather than unrelated considerations.

6. Conflict of Interest.

In order to assure independence and impartiality, Committee members shall not use their position to influence decisions in which they have a material, personal, financial or political advantage. They shall refrain from accepting any gifts, favors or promises of future benefits which might compromise or give the appearance of compromising their independence of judgment or action.

7. Confidential Information.

Committee members shall respect the confidentiality of information exchanged in Executive sessions. They shall neither disclose confidential information without proper Board authorization, nor use such information to advance personal, financial or other private interests.

8. Use of Association resources.

Committee members shall not use resources of the Weatherby Homeowners Association that are not available to all members of the Association for private or personal gain.

Signed _____ Date _____

**RESOLUTION
OF THE WEATHERBY ESTATES HOMEOWNERS ASSOCIATION, INC.
REGARDING TIME AND PLACE OF REGULAR BOARD MEETING**

SUBJECT: To establish fixed time and place of monthly Board of Directors meetings so that such meetings may be held without re-notification or additional notice at such place and hour that is fixed by resolution of the board. The fixed time and place will be posted on the web site as well.

PURPOSE: To establish a fixed time and place for regular Board meetings. The fixed time and place will be posted on the web as well.

AUTHORITY: The Declaration, Bylaws and Articles of Incorporation of the Association and Washington law. Specifically 7.3 of the Bylaws: "The Board of Directors may provide, by resolution, the time and place for the holding of regular meetings and such meetings shall be held without notice, at such place and hour as may be fixed from time to time by resolution of the Board. "

EFFECTIVE DATE: July 20, 2008

RESOLUTION: The Association hereby adopts the resolution that all regular Board meetings will be held on the 3rd Sunday of the month, at 6:00 pm at __ Lot 11 _____. If for some reason _____ is not available, there will be a note on the door as to the new location.

PRESIDENT'S CERTIFICATION: The undersigned, being the President of the Association certifies that the foregoing resolution was adopted by the Board of Directors of the Association at a duly called and held meeting of the Board of Directors held on _____ July 20, 2008 _____ and in witness thereof, the undersigned has subscribed his/her name.

WEATHERBY ESTATES HOMEOWNERS ASSOCIATION, INC.

By: _____
President



RESOLUTION # _____ 2 _____

**RESOLUTION
OF THE WEATHERBY ESTATES HOMEOWNERS ASSOCIATION, INC.
REGARDING PRINCIPLES FOR HOMEOWNERS AND COMMUNITY
LEADERS**

SUBJECT: Adoption of Community Associations Institutes Rights and Responsibilities for Better Communities.

PURPOSE: To adopt the Community Associations Institutes Rights and Responsibilities for Better Communities Principles for Homeowners and Community Leaders document. This document lays out the principles for homeowners and community leaders. The Board has been working by these guidelines, but felt it was necessary to officially adopt these guidelines for future board members and homeowners.

AUTHORITY: The Declaration, Bylaws and Articles of Incorporation of the Association and Washington law.

EFFECTIVE DATE: September 21, 2008

RESOLUTION: The Association hereby adopts the attached Community Associations Institutes Rights and Responsibilities for Better Communities Principles for Homeowners and Community Leaders.

PRESIDENT'S CERTIFICATION: The undersigned, being the President of the Association certifies that the foregoing resolution was adopted by the Board of Directors of the Association at a duly called and held meeting of the Board of Directors held on _____ September 21, 2008 _____ and in witness thereof, the undersigned has subscribed his/her name.

WEATHERBY ESTATES HOMEOWNERS ASSOCIATION, INC.

By: _____
President



RESOLUTION # _____ 3 _____

**RESOLUTION
OF THE WEATHERBY ESTATES HOMEOWNERS ASSOCIATION, INC.
REGARDING RE-RESOLUTION OF NSF FEE**

SUBJECT: Re-resolve the resolution for the NSF Fee policy.

PURPOSE: To be able to collect a reasonable fee for recovery of a check presented to the Association that is not honored by the bank.

AUTHORITY: The Declaration, Bylaws and Articles of Incorporation of the Association and Washington law.

EFFECTIVE DATE: September 21, 2008

RESOLUTION: The Association hereby adopts the policy that any check presented that is not honored by the bank, will incur a \$30 NSF fee.

PRESIDENT'S CERTIFICATION: The undersigned, being the President of the Association certifies that the foregoing resolution was adopted by the Board of Directors of the Association at a duly called and held meeting of the Board of Directors held on _____ September 21, 2008 _____ and in witness thereof, the undersigned has subscribed his/her name.

WEATHERBY ESTATES HOMEOWNERS ASSOCIATION, INC.

By: 
President

RESOLUTION # _____ 4 _____

**RESOLUTION
OF THE WEATHERBY ESTATES HOMEOWNERS ASSOCIATION, INC.
REGARDING APPROVAL OF MINUTES**

SUBJECT: To allow the Officers to vote toward the approval of the meeting minutes.

PURPOSE: To be able to allow the Officers to vote toward the approval of meeting minutes, as they participate in the meetings, are assigned duties, etc and they should have a vote in the approval of the meetings.

AUTHORITY: The Declaration, Bylaws and Articles of Incorporation of the Association and Washington law.

EFFECTIVE DATE: September 21, 2008

RESOLUTION: The Officers of the Association will be able to vote toward the approval of the meeting minutes.

PRESIDENT'S CERTIFICATION: The undersigned, being the President of the Association certifies that the foregoing resolution was adopted by the Board of Directors of the Association at a duly called and held meeting of the Board of Directors held on _____ September 21, 2008 _____ and in witness thereof, the undersigned has subscribed his/her name.

WEATHERBY ESTATES HOMEOWNERS ASSOCIATION, INC.

By: 
President

RESOLUTION # _____ 5 _____

**RESOLUTION
OF THE WEATHERBY ESTATES HOMEOWNERS ASSOCIATION, INC.
REGARDING DESIGNATED COMMITTEES**

SUBJECT: Designate/appoint committees for the Association, as outlined in the By-Laws.

PURPOSE: To designate/appoint the following committees for the Association, as outlined in the By-Laws: Garage Sale, Landscaping, Maintenance, Newsletter, Website, and Safety.

AUTHORITY: The Declaration, Bylaws and Articles of Incorporation of the Association and Washington law.

EFFECTIVE DATE: September 21, 2008

RESOLUTION: The following committees are approved by the Association with their appointed Directors:

Garage Sale: Becky Fox, Tawna Wilsey
Landscaping: Tawna Wilsey, Becky Fox
Maintenance: Becky Fox, Rich Tarter
Newsletter: Rich Tarter, Becky Fox
Website: Tawna Wilsey, Becky Fox
Safety: Rich Tarter, Becky Fox

PRESIDENT'S CERTIFICATION: The undersigned, being the President of the Association certifies that the foregoing resolution was adopted by the Board of Directors of the Association at a duly called and held meeting of the Board of Directors held on September 21, 2008 and in witness thereof, the undersigned has subscribed his/her name.

WEATHERBY ESTATES HOMEOWNERS ASSOCIATION, INC.

By: 
President

RESOLUTION # 6

**RESOLUTION
OF THE WEATHERBY ESTATES HOMEOWNERS ASSOCIATION, INC.
REGARDING DESIGNATED COMMITTEES**

SUBJECT: Designate/appoint committees for the Association, as outlined in the By-Laws.

PURPOSE: To designate/appoint the following committees for the Association, as outlined in the By-Laws: Garage Sale, Landscaping, Maintenance, Newsletter, Website, and Safety.

AUTHORITY: The Declaration, Bylaws and Articles of Incorporation of the Association and Washington law.

EFFECTIVE DATE: September 21, 2008, ratified April 19, 2009, June 28, 2009.

RESOLUTION: The following committees are approved by the Association with their appointed Directors:

Garage Sale: Becky Fox
Landscaping: Rich Tarter
Maintenance: Rich Tarter
Newsletter: Becky Fox
Website: Martin Scoones
Safety/Blockwatch: Becky Fox
Legal Management: Steve Berner
Nominating Committee: Steve Berner
Emergency Preparedness: Martin Scoones

PRESIDENT'S CERTIFICATION: The undersigned, being the President of the Association certifies that the foregoing resolution was adopted by the Board of Directors of the Association at a duly called and held meeting of the Board of Directors held on _____ September 21, 2008 __ and ratified on April 19, 2009, June 28, 2009 _____ and in witness thereof, the undersigned has subscribed his/her name.

WEATHERBY ESTATES HOMEOWNERS ASSOCIATION, INC.

By: Stephen F. Berner
President

RESOLUTION # _____ **6** _____

**RESOLUTION
OF THE WEATHERBY ESTATES HOMEOWNERS ASSOCIATION, INC.
REGARDING DESIGNATED COMMITTEES**

SUBJECT: Designate/appoint committees for the Association, as outlined in the By-Laws.

PURPOSE: To designate/appoint the following committees for the Association, as outlined in the By-Laws: Garage Sale, Landscaping, Maintenance, Newsletter, Website, and Safety.

AUTHORITY: The Declaration, Bylaws and Articles of Incorporation of the Association and Washington law.

EFFECTIVE DATE: September 21, 2008, and ratified on April 19, 2009, June 28, 2009, April 18, 2010

RESOLUTION: The following committees are approved by the Association with their appointed Directors:

Board Member and Committees responsible:

Garage Sales -	Matt Abers / Kristal
Landscaping -	Brian Vocca
Maintenance -	Brian Vocca
Newsletter -	Matt Abers
Website -	Martin Scoones
Safety / Block Watch -	Brian Vocca
Nominating Group -	Steve Berner
Legal Mgmt -	Steve Berner
Emergency prep -	Martin Scoones

PRESIDENT'S CERTIFICATION: The undersigned, being the President of the Association certifies that the foregoing resolution was adopted by the Board of Directors of the Association at a duly called and held meeting of the Board of Directors held on September 21, 2008 and ratified on, April 19, 2009, June 28, 2009, April 18, 2010 and in witness thereof, the undersigned has subscribed his/her name.

WEATHERBY ESTATES HOMEOWNERS ASSOCIATION, INC.

By: Stephen F. Berner
President

RESOLUTION # 6

**RESOLUTION
OF THE WEATHERBY ESTATES HOMEOWNERS ASSOCIATION, INC.
REGARDING DESIGNATED COMMITTEES**

SUBJECT: Designate/appoint committees for the Association, as outlined in the By-Laws.

PURPOSE: To designate/appoint the following committees for the Association, as outlined in the By-Laws: Garage Sale, Landscaping, Maintenance, Newsletter, Website, and Safety.

AUTHORITY: The Declaration, Bylaws and Articles of Incorporation of the Association and Washington law.

EFFECTIVE DATE: September 21, 2008, ratified April 19, 2009, June 28, 2009, April 18, 2010, and March 24, 2011.

RESOLUTION: The following committees are approved by the Association with their appointed Directors:

Garage Sale: Raymond Swearingen
Landscaping: Brian Vocca
Maintenance: Brian Vocca
Newsletter: Raymond Swearingen
Website: Martin Scoones
Safety/Block watch: Brian Vocca
Legal Management: Steve Berner
Nominating Committee: Steve Berner
Emergency Preparedness: Martin Scoones

PRESIDENT'S CERTIFICATION: The undersigned, being the President of the Association certifies that the foregoing resolution was adopted by the Board of Directors of the Association at a duly called and held meeting of the Board of Directors held on _____ September 21, 2008__ and ratified on April 19, 2009, June 28, 2009, April 18, 2010, March 24, 2011_____ and in witness thereof, the undersigned has subscribed his/her name.

WEATHERBY ESTATES HOMEOWNERS ASSOCIATION, INC.

By: Stephen F. Berner
President

RESOLUTION # _____ 6 _____

**RESOLUTION
OF THE WEATHERBY ESTATES HOMEOWNERS ASSOCIATION, INC.
REGARDING COMMUNICATION OF INFORMATION**

SUBJECT: To send information, other than what is required to send via USPS per the By-laws, via email and/or website: www.weatherbystates.org.

PURPOSE: To save on mailing costs by either emailing information to the Members or by posting information on the website and notifying the Members by email that it is there.

AUTHORITY: The Declaration, Bylaws and Articles of Incorporation of the Association and Washington law. Motion passed at the Special Meeting of the Members July 15, 2008 21-0.

EFFECTIVE DATE: July 15, 2008

RESOLUTION: Information not required to be sent via USPS by the By-Laws or CCRs will be sent to those Members that we have email addresses for on file. If we do not have an email address on file, then the information will be sent via USPS. It is up to the Member to notify the Board that their email address has changed, and to also make sure that email filters are not losing emails.

PRESIDENT'S CERTIFICATION: The undersigned, being the President of the Association certifies that the foregoing resolution was adopted by the Board of Directors of the Association at a duly called and held meeting of the Board of Directors held on _____ July 20, 2008 _____ and in witness thereof, the undersigned has subscribed his/her name.

WEATHERBY ESTATES HOMEOWNERS ASSOCIATION, INC.

By: 
President

RESOLUTION # _____7_____

**RESOLUTION
OF THE WEATHERBY ESTATES HOMEOWNERS ASSOCIATION, INC.
REGARDING NUMBER OF VOTING MEMBERS IN SAME HOUSEHOLD**

SUBJECT: Specify the number of voting members on the Board per household.

PURPOSE: To limit the number of voting members on the Board of Directors to ONE per household to avoid any conflict of interest, or apparent conflict of interest or collusion.

AUTHORITY: The Declaration, Bylaws and Articles of Incorporation of the Association and Washington law.

EFFECTIVE DATE: November 16, 2008

RESOLUTION: There will be only ONE (1) voting member of a household allowed to serve on the Board of Directors at any given time.

PRESIDENT'S CERTIFICATION: The undersigned, being the President of the Association certifies that the foregoing resolution was adopted by the Board of Directors of the Association at a duly called and held meeting of the Board of Directors held on _____ November 16, 2008 _____ and in witness thereof, the undersigned has subscribed his/her name.

WEATHERBY ESTATES HOMEOWNERS ASSOCIATION, INC.

By: _____
President

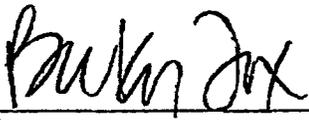
RESOLUTION # _____ **8** _____

Official Records/Retained: The only records required to be retained by the Association as its official records are the Articles of Incorporation, the CC&Rs, the Bylaws and all amendments to any of these governing documents, financial records (including without limitation all checks, bank records, and invoices), contracts with third parties, the official minutes of special and annual owners meetings (and all proxies filed for such meetings) and Board and Committee meetings, owner meeting sign-in sheets, the list of owners names and addresses, and letters consisting of official communications between the Board or Committees of the Association and owners regarding Association business and issues.

Retention & Destruction of Official Records: The Articles of Incorporation, the CC&Rs, the Bylaws and all amendments to any of these governing documents, the financial records (including without limitation all checks, bank records, and invoices), and the official minutes of special and annual owners meetings and Board and Committee meetings as identified in section 1 above must be kept indefinitely. All the other documents and records identified in section 1 above must be kept for a period of six (6) years, after which they may be destroyed in the interests of controlling storage costs and record keeping over the long term existence of the Association.

PRESIDENT'S CERTIFICATION: The undersigned, being the President of the Association certifies that the foregoing resolution was adopted by the Board of Directors of the Association at a duly called and held meeting of the Board of Directors held on November 16, 2008 and in witness thereof, the undersigned has subscribed his/her name.

WEATHERBY ESTATES HOMEOWNERS ASSOCIATION, INC.

By: 
President

RESOLUTION # 9

**RESOLUTION
OF THE WEATHERBY ESTATES HOMEOWNERS ASSOCIATION, INC.
REGARDING DEFINITION OF WHAT IS A RECORD AND RETENTION
TIME.**

SUBJECT: To establish a clear definition of what is a record and clear retention period.

PURPOSE: To be able to provide a definition of what constitutes a record for the Association, and what the retention period is for said record.

AUTHORITY: The Declaration, Bylaws and Articles of Incorporation of the Association and Washington law.

EFFECTIVE DATE: November 16, 2008

RESOLUTION: For purposes of record keeping and owners requests, and for easier, clear compliance with R.C.W. 64.38.045 the Board of Directors of the Association adopts this policy.

The identification of what constitutes official Association records has never been formally established, and the R.C.W. cited above does not clearly define other than to say they shall include financial and records, which includes checks, bank records and invoices, and the names and addresses of owners and other occupants of lots.

Effective immediately on the date of adoption as indicated below, for purpose of all future owners' requests, the records of the Association are defined as and considered to be the Articles of Incorporation, the CC&Rs, the Bylaws and all amendments to any of these governing documents, the financial records (including without limitation checks, bank records, and invoices for assessments and other charges such as fines, etc.), contracts with third parties, the official minutes from monthly Board Meetings, annual owners meetings and special meetings, owner meeting sign-in sheets, any proxies, the list of owners names and addresses, and letters consisting of official communications between the Board or Committees of the Association and owners regarding Association business and issues.

Accordingly, personal notes, individual letters and memos, emails by and between directors, officers, and owners/members, and other writings of individual Board or Committee members made by them for their own personal use and purposes and which by their nature are not intended or represented to be for the use or official business of the Association shall not be considered as of the Association, nor will they be kept or stored with Association records. Documents and paperwork and emails by and between the Association's counsel and the Board or Committees are not of the Association for purposes of the statute. Executive session minutes, documents regarding or relating to collection of assessments from or enforcing compliance with covenants upon particular owners are private and confidential by their nature, and are not to be considered as of the Association for purpose of owners' requests.

4. The requesting owner shall issue and deliver payment to the Association for all such charges and copying costs at the time of or before the requested copies are actually provided to him/her. The charge is based upon the Association or Association's attorney providing owner with the amount(s) so incurred, charged and payable for that particular request.

5. If a Homeowner makes a records request and the Association makes the search/examination effort and incurs charges and costs in doing so, and the requesting owner fails or refuses to pay the Association for the charges and costs described above, for whatever reason, and even if the Homeowner thereafter decides he/she does not want the requested records, the charges and costs shall automatically become an assessment and a lien on the property or properties owned by that owner within the Association community, and thereafter will be subject to all assessment collection provisions under the Declaration. This means the Association may apply the assessment covenant provisions regarding collection enforcement in pursuing requesting owner for payment, including without limitation the recording of a formal assessment lien and its foreclosure, and the Association may recover its attorneys' fees and costs in doing so, whether or not litigation is filed.

6. The Association Board retains the ability and authority to change this policy at any time. If it later becomes obvious that the charges and costs adopted are not adequately covering the actual charges and costs being incurred by the Association for records requests, the amounts can be increased or the nature and process of covering such charges and costs can be amended.

PRESIDENT'S CERTIFICATION: The undersigned, being the President of the Association certifies that the foregoing resolution was adopted by the Board of Directors of the Association at a duly called and held meeting of the Board of Directors held on November 16, 2008 and in witness thereof, the undersigned has subscribed his/her name.

WEATHERBY ESTATES HOMEOWNERS ASSOCIATION, INC.

By: 
President

RESOLUTION # 10

**RESOLUTION
OF THE WEATHERBY ESTATES HOMEOWNERS ASSOCIATION, INC.
REGARDING FINING VIOLATION GUIDELINES**

SUBJECT: To establish a policy for Fining Violations.

PURPOSE: to establish a Fining Violation Guideline to help ensure compliance with the CC&R's.

AUTHORITY: The Declaration, Bylaws and Articles of Incorporation of the Association and Washington law: Bylaws: 3.3.b, 5.1.a, 5.1.h and CC&Rs 4.15.

EFFECTIVE DATE: November 25, 2008

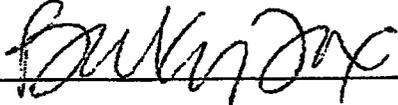
RESOLUTION:

The Weatherby HOA Board of Directors and ACC adopt the attached Fining Violation Guideline to give incentive to homeowners to comply with the Association's Covenants, Conditions, and Restrictions (CC&Rs).

This policy will apply to observations of CC&R noncompliance issues as a result of the regular drive-through inspections performed by the Board and ACC, or noncompliance issues brought to the Board's attention (Using the ACC Violation Inquiry and Report form www.weatherbyestates.org/ac.htm). This policy will become effective Nov 25, 2008.

PRESIDENT'S CERTIFICATION: The undersigned, being the President of the Association certifies that the foregoing resolution was adopted by the Board of Directors of the Association at a duly called and held meeting of the Board of Directors held on _____ October 19, 2008 _____ and in witness thereof, the undersigned has subscribed his/her name.

WEATHERBY ESTATES HOMEOWNERS ASSOCIATION, INC.

By: 
President

RESOLUTION # _____ 11 _____

**RESOLUTION
OF THE WEATHERBY ESTATES HOMEOWNERS ASSOCIATION, INC.
REGARDING Adoption of Community Association Institute Fundamentals**

SUBJECT: Adoption of Community Association Institutes Fundamentals

PURPOSE: To adopt the Community Association Institutes Fundamentals to foster a better conceptual understanding of how associations function and the roles of residents and association leaders. The hope is that this primer will help people recognize the core principles at the heart of the community association model and, even more importantly, inspire effective, enlightened leadership and responsible, engaged citizenship.

AUTHORITY: The Declaration, Bylaws and Articles of Incorporation of the Association and Washington law.

EFFECTIVE DATE: October 19, 2008

RESOLUTION: The Association hereby adopts the attached Community Association Institute Fundamentals document.

PRESIDENT'S CERTIFICATION: The undersigned, being the President of the Association certifies that the foregoing resolution was adopted by the Board of Directors of the Association at a duly called and held meeting of the Board of Directors

held on October 19, 2008 and in witness thereof, the undersigned has subscribed his/her name.

WEATHERBY ESTATES HOMEOWNERS ASSOCIATION, INC.

By: Buckley Jay
President

RESOLUTION # 12

**RESOLUTION
OF THE WEATHERBY ESTATES HOMEOWNERS ASSOCIATION, INC.
REGARDING DOCUMENT REQUEST AND ASSOCIATED FEES**

SUBJECT: To establish a policy to handle document requests from community members and others.

PURPOSE: to establish a policy regarding imposing reasonable charges and collecting the costs being incurred in complying with owners' requests for records of the Association, especially where such requests involve providing access to records for personal examination by the requesting Homeowner.

AUTHORITY: The Declaration, Bylaws and Articles of Incorporation of the Association and Washington law.

EFFECTIVE DATE: November 16, 2008

RESOLUTION: In the interest of protecting the interests of the Homeowners' as a whole, and the Association, on the issue of making sure records requests costs and the time and effort spent by the Board members are recovered by requesting owners, so the assessment revenues from Homeowners are not used to cover such matters.

1. A Homeowner requesting to examine and/or have copies of records of the Association must do so in writing, sign the request, and the written request must (a) reasonably describe the records so requested and (b) state the reason for the request (i.e., why or for what purpose the owner wants or needs the records).

2. Since the Association does not have an office, records requests by a Homeowner of any substance or significance will and must occur at the Association's attorney's office, at a reasonable time and date coordinated with the attorney's office.

- The requesting owner must pay the Association the following:

- (a) for the hourly charges for the time of an assistant or clerical person of or retained by the Association's attorney's office who shall attend the owners' examination of records, and who will be there to monitor the review and documents involved, and to make or arrange for the making of copies of those records requested by the owner to be copied. The hourly charge payable by the requesting owner for the assistant will be a minimum of \$25 per hour.

- (b) for all copies requested at a per page copying cost of 15 cents.

3. For small scale records requests, if the Association determines it can reasonably comply with the request by itself, by conducting a short search and copying/ mailing to the requesting owner (without need for the requesting owner to examine and search through the Association records), the owner will be charged and must pay a flat search fee of \$25 per request plus 15 cents per page copied for the owner. The fee and copying costs must be paid by the requesting owner at the time of or before the Association provides the copied records to the owner.

**RESOLUTION
OF THE WEATHERBY ESTATES HOMEOWNERS ASSOCIATION, INC.
REGARDING APPROVAL OF ACTIONS TAKEN BY INTERIM BOARD**

SUBJECT: To approve the actions that were taken, any monies spent, and any contracts that were entered into by the interim board in holding the election, including consulting with the attorney and conducting general HOA business.

PURPOSE: To duly approve and ratify all decision made by the interim board, once it was discovered that there were issues with the number of directors and the legality of the board. Those acting on the interim board used good faith and due diligence carrying out the prescribed duties so that the issues could be resolved and brought into compliance with the governing documents. This dates back to September 7, 2007.

AUTHORITY: The Declaration, Bylaws and Articles of Incorporation of the Association and Washington law.

EFFECTIVE DATE: December 14, 2008

RESOLUTION: The present Board of Directors approves of and ratifies all decisions and votes taken by the prior interim board in conducting HOA business.

PRESIDENT'S CERTIFICATION: The undersigned, being the President of the Association certifies that the foregoing resolution was adopted by the Board of Directors of the Association at a duly called and held meeting of the Board of Directors held on _____ December 14, 2008 _____ and in witness thereof, the undersigned has subscribed his/her name.

WEATHERBY ESTATES HOMEOWNERS ASSOCIATION, INC.

By: _____
President

Barker, J. J.

RESOLUTION # _____ 13 _____

**RESOLUTION
OF THE WEATHERBY ESTATES HOMEOWNERS ASSOCIATION, INC.
FOR NEIGHBORHOOD RULE AND GUIDELINE (NRG) #1**

SUBJECT: To adopt rules and regulations also referred to as an NRG, as voted on by the community March 17, 2009, to allow small signs such as alarm or Invisible Fence signs on the lots.

PURPOSE: CC&R Section 6.24 Signs, states: "...except in accordance with such rules and regulations as may from time to time be adopted by the Declarant or Association. In the absence of such rules and regulations, no signs whatsoever other than conventional house numbers indicating the address of the premises shall be placed on any Lot or residential site." Several lots in the community have alarm signs and/or Invisible Fence signs. It is in the communities best interest to allow the alarm signs and Invisible Fence signs and the CC&Rs allow such provision.

AUTHORITY: The Declaration, Bylaws and Articles of Incorporation of the Association and Washington law.

EFFECTIVE DATE: March 17, 2009

RESOLUTION: The Board of Directors approves of and ratifies NRG #1 as voted on by the community.

PRESIDENT'S CERTIFICATION: The undersigned, being the President of the Association certifies that the foregoing resolution was adopted by the Board of Directors of the Association at a duly called and held meeting of the Board of Directors held on March 17, 2009 and in witness thereof, the undersigned has subscribed his/her name.

WEATHERBY ESTATES HOMEOWNERS ASSOCIATION, INC.

By: Stephen F. Beemer
President

RESOLUTION # 15

**RESOLUTION
OF THE WEATHERBY ESTATES HOMEOWNERS ASSOCIATION, INC.
FOR NEIGHBORHOOD RULE AND GUIDELINE (NRG) #2**

SUBJECT: To adopt rules and regulations also referred to as an NRG, as voted on by the community May 21, 2009, to clearly define commercial signage as used in CC&R Section 6.23 Non-Permitted Parking at the advice of our attorney.

PURPOSE: CC&R Section 6.23 Non-Permitted Parking, states: "... Commercial vehicles (which shall include but not be limited to automobiles which display any type of commercial signage), disabled and/or non-operational vehicles shall be subject to the same restrictions..." Our attorney advised that the definition of commercial signage was not clearly defined and as a community we could and should define that via NRG. Several lots in the community have vehicles with commercial signage and law enforcement vehicles. Ambiguity potentially arises when there is even a sticker displaying a name of a company in a back window, like the Ford logo. One definition found online: **Commercial signage** identifies a business or similar entity (http://en.wikipedia.org/wiki/Commercial_signage)

AUTHORITY: The Declaration, Bylaws and Articles of Incorporation of the Association and Washington law.

EFFECTIVE DATE: May 21, 2009

RESOLUTION: The Board of Directors approves of and ratifies NRG #2 as voted on by the community.

PRESIDENT'S CERTIFICATION: The undersigned, being the President of the Association certifies that the foregoing resolution was adopted by the Board of Directors of the Association at a duly called and held meeting of the Board of Directors held on _____ August 25, 2009 _____ and in witness thereof, the undersigned has subscribed his/her name.

WEATHERBY ESTATES HOMEOWNERS ASSOCIATION, INC.

By: Stephen F. Rene
President

RESOLUTION # _____ 16 _____

**RESOLUTION
OF THE WEATHERBY ESTATES HOMEOWNERS ASSOCIATION, INC.
FOR NEIGHBORHOOD RULE AND GUIDELINE (NRG) #2**

SUBJECT: To adopt rules and regulations also referred to as an NRG, as voted on by the community May 21, 2009, to clearly define commercial signage as used in CC&R Section 6.23 Non-Permitted Parking at the advice of our attorney.

PURPOSE: CC&R Section 6.23 Non-Permitted Parking, states: "...Commercial vehicles (which shall include but not be limited to automobiles which display any type of commercial signage), disabled and/or non-operational vehicles shall be subject to the same restrictions...." Our attorney advised that the definition of commercial signage was not clearly defined and as a community we could and should define that via NRG. Several lots in the community have vehicles with commercial signage and law enforcement vehicles. Ambiguity potentially arises when there is even a sticker displaying a name of a company in a back window, like the Ford logo. One definition found online: **Commercial signage** identifies a business or similar entity (http://en.wikipedia.org/wiki/Commercial_signage)

AUTHORITY: The Declaration, Bylaws and Articles of Incorporation of the Association and Washington law.

EFFECTIVE DATE: May 21, 2009

RESOLUTION: The Board of Directors approves of and ratifies NRG #2 as voted on by the community.

PRESIDENT'S CERTIFICATION: The undersigned, being the President of the Association certifies that the foregoing resolution was adopted by the Board of Directors of the Association at a duly called and held meeting of the Board of Directors held on August 25, 2009 and in witness thereof, the undersigned has subscribed his/her name.

WEATHERBY ESTATES HOMEOWNERS ASSOCIATION, INC.

By: Stephen F. Beene
President

RESOLUTION # 16

**RESOLUTION
OF THE WEATHERBY ESTATES HOMEOWNERS ASSOCIATION, INC.
REGARDING HAZARDOUS TREES**

SUBJECT: Hazardous Trees on HOA property.

PURPOSE: To define a policy for addressing requests for removal of hazardous trees on HOA owned land including NGPA

AUTHORITY: The Declaration, Bylaws and Articles of Incorporation of the Association and Washington law.

EFFECTIVE DATE: May 15, 2011

RESOLUTION: The Board of Directors hereby adopts the following policy regarding hazardous trees on HOA owned land (including NGPA)

- Tree must be deemed hazardous by an appropriate professional (such as a certified arborist)
- For HOA purposes a hazardous tree is defined as follows:
A tree is considered hazardous when it has significant structural defects (such as disease or damage) that are likely to lead to failure and has the potential to fall or break and cause property damage. An otherwise healthy tree cannot be deemed hazardous solely based on its susceptibility to natural wind damage.
- The HOA will pay for hazardous HOA tree removal or other corrective actions as recommended by an appropriate professional in a manner consistent with county guidelines.
- It will be the responsibility of the homeowner or other concerned party to pay for the professional assessment of a tree(s) as to whether or not it is hazardous and to present that assessment to the board.
- Requests to remove a tree(s) on HOA property that is not deemed hazardous will be considered on a case by case basis and it will be the responsibility of the concerned party to pay for the tree(s) removal.

PRESIDENT'S CERTIFICATION: The undersigned, being the President of the Association certifies that the foregoing resolution was adopted by the Board of Directors of the Association at a duly called and held meeting of the Board of Directors held on ____ May 15, 2011__ and in witness thereof, the undersigned has subscribed his/her name.

WEATHERBY ESTATES HOMEOWNERS ASSOCIATION, INC.

By: Stephen F. Beven
President

RESOLUTION # _____ 17 _____

NEIGHBORHOOD RULE AND GUIDELINE (NRG) #1

PURPOSE: To allow additional signs, other than conventional house numbers, as provided in the CC&R's.

BACKGROUND: CC&R Section 6.24 Signs, states: "...except in accordance with such rules and regulations as may from time to time be adopted by the Declarant or Association. In the absence of such rules and regulations, no signs whatsoever other than conventional house numbers indicating the address of the premises shall be placed on any Lot or residential site." Several lots in the community have alarm signs and/or Invisible Fence signs. It is in the community's best interest to allow the alarm signs and Invisible Fence signs and the CC&Rs allow such provision.

RULE: Each Lot may have up to one each, alarm or Invisible Fence sign, no larger than 12 inches high by 12 inches wide, and no more than three feet total high from ground to highest point of sign or pole that it is mounted on. The sign(s) are to be typical of that industry, professionally made and maintained by lot owners.

AUTHORITY: The Declaration, Bylaws and Articles of Incorporation of the Association and Washington law.

EFFECTIVE DATE: As voted on by the community March 17, 2009

RESOLUTION: The Board of Directors approved of and ratifies NRG #1 as voted on by the community. See Resolution 15.

NRG # 1

NEIGHBORHOOD RULE AND GUIDELINE (NRG) #2

PURPOSE: To allow community clarification of the definition of commercial signage as found in CC&R 6.23. As it stands now any sticker on a vehicle that displays a business name could be deemed commercial signage.

BACKGROUND: CC&R Section 6.23 Non-Permitted Parking, states: "...Commercial vehicles (which shall include but not be limited to automobiles which display any type of commercial signage), disabled and/or non-operational vehicles shall be subject to the same restrictions..." Our attorney advised that the definition of commercial signage was not clearly defined and as a community we could and should define that via NRG.

RULE: The definition of allowable Commercial Signage as approved by the community majority vote is

1. that which is limited to the side doors only and back window. This does not include the entire side of vehicle or full wrap of the side doors.
2. private passenger type emergency response/law enforcement vehicles such as police cruisers.

AUTHORITY: The Declaration, Bylaws and Articles of Incorporation of the Association and Washington law.

EFFECTIVE DATE: As voted on by the community May 21, 2009 and subsequent survey/voting by the ACC of the community that did not vote on May 21, 2009.

RESOLUTION: The Board of Directors approved of and ratifies NRG #2 as voted on by the community. See Resolution 16.

NRG # 2