

**ELLSWORTH SPRINGS CONDOMINIUM ASSOCIATION  
Vancouver, WA 98664**

DATE: June 26, 2003  
TO: Ellsworth Springs Condominium Homeowners  
FROM: Board of Directors  
Ellsworth Springs Condominium Association  
SUBJECT: Resolution to Amend Bylaws

Enclosed is a very important document that we urge you to read and give careful attention to. This document is a resolution passed by your Board amending Section 1.9 of the Bylaws of Ellsworth Springs Condominium Association. The amendment is designed to promote efficient administration of Association matters.

You will want to keep this Amendment to the Bylaws with your complete set of Association Bylaws.

Board of Directors  
Ellsworth Springs Condominium Association

Encl.



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Clark County, WA

ELLSWORTH SPRINGS HOMEOWNERSAMD

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RETURN ADDRESS

Excelsior Property Management  
4 Monroe Parkway, Suite G  
Lake Oswego, OR 97035

Please print neatly or type information

**Document Title(s)**

First Amendment to Declaration of the Association of Unit Owners  
of Ellsworth Springs Condominiums

**Reference Number(s) of related documents:**

3243872 \_\_\_\_\_

Additional Reference #'s on page \_\_\_\_\_

**Grantor(s)** (Last, First and Middle Initial)

Association of Unit Owners of \_\_\_\_\_ Ellsworth Springs Condominiums

Additional grantors on page \_\_\_\_\_

**Grantee(s)** (Last, First and Middle Initial)

Ellsworth Springs Condominiums \_\_\_\_\_

Additional grantees on page \_\_\_\_\_

**Legal Description** (abbreviated form: i.e. lot, block plat or section, township, range, quarter/quarter)

\_\_\_\_\_

Additional legal is on page \_\_\_\_\_

**Assessor's Property Tax Parcel/Account Number**

\_\_\_\_\_

Additional parcel #'s on page \_\_\_\_\_

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.

Amita Nelson

Signature of Requesting Party

After recording, return to:  
Excelsior Property Management  
4 Monroe Parkway, Suite G  
Lake Oswego, OR 97035

**FIRST AMENDMENT TO DECLARATION  
OF THE ASSOCIATION OF UNIT OWNERS  
OF ELLSWORTH SPRINGS CONDOMINIUMS**

**THIS AMENDMENT TO BY-LAWS OF THE ASSOCIATION OF UNIT OWNERS OF ELLSWORTH SPRINGS CONDOMINIUMS is made this 24<sup>TH</sup> day of June, 2003 HAVING BEEN APPROVED BY A MAJORITY OF THE BOARD OF DIRECTORS OF THE ASSOCIATION OF UNIT OWNERS OF ELLSWORTH SPRINGS CONDOMINIUMS (the "Association").**

**RECITALS**

- A. Association is a condominium association established pursuant to the Declaration Submitting Ellsworth Springs Condominiums to Washington Unit Ownership Law dated March 13, 2000, and recorded August 16, 2000, in Records of Clark County, Washington, as Document No. 3243872.
- B. Not less than a majority of the Board of Directors have voted to amend in certain respects.

Amendment to the Bylaws of the Ellsworth Springs Condominium Association by Resolution of Ellsworth Springs Homeowners Association

WHEREAS, Article 7 of the Bylaws of Ellsworth Springs Condominium Association vests sole authority in the Board of Directors to amend the Bylaws; and,

WHEREAS, in order to promote efficient administration of Association matters hereby amends Section 1.9 (Quorum) of the Bylaws, as indicated below.

NOW THEREFORE, at a special meeting of the Board which took place on the date indicated below and at which a quorum was present, and pursuant to (i) the provisions of the Bylaws (as containing in Article 7 thereof) and (ii) Section 12.4.1(a) of the Declaration of Covenants, Conditions, Restrictions, and Reservations for Ellsworth Springs Condominium authorizing the Board to amend the Bylaws, the Board of Directors of the Ellsworth Springs Condominium Association hereby amends the Bylaws as follows:

- (1) Section 1.9 (Quorum) is amended to require the presence of fifty percent (50%) of all members to constitute a quorum and a vote of three-quarters (75%) of the members present to constitute an act of the corporation (previously these percentages were 25% and a "majority"). The new, amended Section 1.9 is set out as follows:

- a. Section 1.9 Quorum. At any meeting of members, the presence in person or by proxy of fifty percent (50%) of all the members shall constitute a quorum for the transaction of business. The vote of seventy-five percent (75%) of the members present in person or by proxy at a meeting at which there is a quorum shall be the act of the corporation, except as otherwise provided herein, by law or by the Articles of Incorporation. The members present at a duly convened meeting may continue to do business until adjournment, notwithstanding the withdrawal of enough members to leave less than a quorum.

The Board of Directors of Ellsworth Springs Condominium Association, at a special meeting held on June 24, 2003, hereby adopts this resolution amending the Bylaws.

**ASSOCIATION OF UNIT OWNERS OF ELLSWORTH SPRINGS CONDOMINIUMS**

By Freda L. Craycraft  
President

By Cathleen J. Belt-Jones  
Secretary

**CERTIFICATION**

The Undersigned President and Secretary of the Association of Unit Owners of Ellsworth Springs Condominiums hereby certify that the attached Amendment to By-Laws of the Association of Unit Owners of Ellsworth Springs Condominiums was passed by the majority of board members as required in Article 7 and 12.4.1 (a) of the Ellsworth Springs By-laws.

By Freda L. Craycraft  
President

By Cathleen J. Belt-Jones  
Secretary

