

SUNSET WEST MAINTENANCE ASSOCIATION RESOLUTIONS

WHEREAS, Sunset West Maintenance Association, a Washington nonprofit corporation, (the “Association”), has in the past maintained, removed and otherwise undertaken the costs of weed control, the berm, perimeter fencing, arborvitae and other associated landscaping located along So. 75th Avenue, So. 72nd Avenue and Zier Road;

AND WHEREAS the continued cost of maintenance including weed control, removal of arborvitae and other associated costs of the berm, perimeter fencing, and associated landscaping located along So. 75th Avenue, So. 72nd Avenue and Zier Road have increased to the point that payment for the same would require a dues increase larger than Board of Directors of the Association deems advisable or in the best interests of the Association;

NOW THEREFORE, Pursuant to RCW Chapter 24.03 the undersigned Directors, being all of the Directors of Sunset West Maintenance Association, a Washington nonprofit corporation, DO HEREBY UNANIMOUSLY ADOPT the following resolutions and DO HEREBY UNANIMOUSLY CONSENT to the taking of the action therein set forth therein:

RESOLVED, that the Association shall cease payments for the costs of weed control, removal or maintenance of the berm, perimeter fencing, and associated landscaping located along Zier Road and along So. 75th Avenue;

RESOLVED FURTHER, that the President and Secretary of the Association shall provide written notification to the Owners of the lots along Zier Road and So. 75th Avenue that the Association shall cease responsibility and payment for any costs of weed control, removal or maintenance of the berm, perimeter fencing, and associated landscaping located along So. 75th Avenue and along Zier Road and relinquish ownership of the same to each respective Owner of the impacted lots;

BE IT FURTHER RESOLVED that the Board of Directors recommends to the Owners that the Association amend the Declaration of Covenants, Conditions, and Restrictions (“CCR’s”) for Sunset West Maintenance Association, a Washington non-profit corporation (“Association”) as recorded under Yakima County Auditor’s File No. 2807022 to provide that the Association will no longer include the berm, perimeter fencing, arborvitae and other associated landscaping located along 72nd Avenue as part of the Common Areas as follows:

Amend the CCR’s to remove the protective berm, perimeter fencing and any landscaping on said berm from the definition of “Common Area” found in Article I, Section 4 (3) of the CCRs and further amend the CCRs to release the Association from any liability or responsibility for removal or maintenance thereof including weed control and to provide that the Owner of each lot on which said berm, perimeter fencing and associated landscaping is located shall own the portion thereof that is located on each respective Owner’s lot, and said Owner shall be responsible for all maintenance thereof.

BE IT FURTHER RESOLVED, that President and the Secretary of the Association are hereby authorized and empowered to do or cause to be done all such acts or things and to sign and deliver or cause to be signed and delivered all such documents, instruments, and certificates in and on behalf of the Association or otherwise, as they may deem necessary, advisable, or appropriate to effectuate or carry out the purposes and intent of the foregoing resolutions and to perform the obligations of the Association under the agreements and instruments referred to therein, including but not limited to an Instrument Approving Amendment to Declaration and Relinquishment of Arbs and Fencing in the form attached hereto to be signed by at least 75% of the Lot Owners as provided by the CCRs.

THE EXECUTION OF THIS DOCUMENT SHALL CONSTITUTE A WRITTEN WAIVER OF ANY MEETING NOTICE REQUIRED BY THE WASHINGTON NONPROFIT CORPORATION ACT AND THIS CORPORATION'S ARTICLES OF INCORPORATION AND BYLAWS.

DATED this____day of_____, 2021.

Director

Director

Director

Director

Director