

**AMENDMENT TO THE BYLAWS OF
LAKE OF THE WOODS COMMUNITY CLUB, INC.**

THIS AMENDMENT (this “**Amendment**”) TO THE BYLAWS OF LAKE OF THE WOODS COMMUNITY CLUB, INC. (the “**Association**”), is executed and made effective on February 12, 2024 (the “**Effective Date**”).

NOW, THEREFORE, the Bylaws are amended as provided for in this Amendment. Capitalized terms used herein without definition shall have the same meanings ascribed to such terms in the Bylaws.

ARTICLE VII

Article VII of the Bylaws is hereby amended and revised to incorporate the following Sections:

Section 15 - Rental Agreements

15.1. **Definitions.**

- 15.1.1. “Governing Documents” means the Covenants, the Articles of Incorporation, the Bylaws, all properly adopted rules, policies and resolutions, as amended.
- 15.1.2. “Recreational Vehicle” means a vehicle designed for recreational use or which includes living quarters designed for accommodation, including but not limited to RV’s, campers, travel trailers, or fifth wheels.
- 15.1.3. “Related Party” means a person that is related to the Member by blood, marriage or lawful adoption. “Related Party” includes the spouse, parent, parent-in-law, sibling, sibling-in-law, parent’s sibling, and lineal descendant(s) of the Member.
- 15.1.4. “Renting” or “Leasing” a Lot means (i) granting a right to use or occupy a Lot in exchange for receiving money or other goods or services of value and (ii) allowing sole occupancy of a Lot, regardless of whether money or other goods or services of value are received in exchange. Co-ownership of a Lot is not Leasing. Co-habitation of a Lot is not Leasing unless the Member has granted the co-habitant occupant a right to use or occupy the Lot in exchange for receiving money or other goods or services of value. Allowing a Related Party to occupy a Lot is not Leasing. “Lease” and “Rent”, when used as verbs, are synonymous.
- 15.1.5. “Short Term Rental” means Leases with a term of less than thirty (30) days.
- 15.1.6. “Tenant” means a person(s) who is Leasing a Lot. Synonyms for “Tenant” include “Renter” and “Lessee.”

15.2. **Leasing.**

15.2.1. Written Leases. All Leases shall be in writing and be subject to the Governing Documents, such that a default by the Tenant in complying with the Governing Documents constitutes a default under the Lease.

15.2.2. No Short Term Rental. No Member shall be permitted to Lease a Lot for Short Term Rental purposes.

15.2.3. Multiple Leases Prohibited. A Member shall not enter into multiple Leases for a Lot which have simultaneous terms whether partially or in their entirety.

15.2.4. Recreational Vehicles on Lots. For those Lots which have a home or permanent residence on the property, no Member, Tenant or guest may live in an Recreational Vehicle for more than thirty (30) consecutive days or sixty (60) days in any calendar year. Sewer waste from a Recreational Vehicle may not be dumped or deposited on any Lot unless it is in an approved septic tank.

15.3. **Enforcement.**

15.3.1. Fine for Violation of Section 15. A Member that violates the covenants, restrictions and conditions of Section 15 shall be subject to a monthly fine of One Thousand Dollars (\$1,000).

15.3.2. Remedies Cumulative. Remedies provided within this Section 15.3 are in addition to, cumulative with, and not in lieu of, any other remedies provided by the Governing Documents or at law.

16. Solar Panels. Any and all solar panels to be constructed, installed or maintained on a Lot shall be done in compliance with the laws and regulations of Pierce County, including but not limited to the Pierce County Building Code.

[Signature appears on the following page]

Approved by the Lake of the Woods Community Club, Inc's Board of Directors as of the Effective Date set forth above.

LAKE OF THE WOODS COMMUNITY CLUB BOARD OF DIRECTORS:

Karen Gore
Karen Gore - President

2/19/2024
Date

Dave Tyler
Dave Tyler - 1st Vice President

2/19/2024
Date

Barbara Dommert-Breckler
Barbara Dommert-Breckler - Treasurer

02/29/2024
Date

Anna Hernandez-French
Anna Hernandez-French - Secretary

2/19/2024
Date

Garrett Leiby
Garrett Leiby - Board of Directors

2/19/2024
Date

Frank Benson
Frank Benson - Board of Directors

2/19/2024
Date

Katelynn Graham
Katelynn Graham - Board of Directors

2/19/24
Date

*At this time the 2nd VP role is vacant