

**AMENDED BY-LAWS
OF
TEMPO LAKE GLADE ASSOCIATION**

The terms used in these Amended By-Laws shall have the same meanings as those used in the Protective Covenants Relating to “Tempo Lake Glade,” recorded under Thurston County Auditor’s Recording No. 642797, as amended from time to time (the “Declaration”). “Association” means Tempo Lake Glade Association. “Lot” means each separately platted residential lot subject to the Declaration. “Member” means each legal owner of a Lot.

The Association, these By-Laws, the Declaration, the Articles of Incorporation, and all Association rules and resolutions remain subject to applicable Washington law, including Chapter 64.90 RCW, the Washington Uniform Common Interest Ownership Act (“WUCIOA” or the “Act”), to the extent applicable. WUCIOA supplements these By-Laws, governs matters not addressed herein, and controls over any inconsistent provision.

**ARTICLE I.
MEMBERSHIP**

Section 1. Each legal owner of a Lot is automatically a Member of the Association. A purchaser under a recorded real estate contract shall be treated as the owner for membership purposes. Co-owners collectively constitute one membership for each Lot.

Section 2. The Association shall maintain a current membership register identifying the owner or owners of each Lot, the Lot designation, the mailing address, any electronic contact information provided to the Association.

Section 3. Each Lot is allocated one vote. An owner of more than one Lot may cast one vote for each Lot owned. If more than one person owns a Lot, the co-owners shall determine how the vote allocated to that Lot will be cast. No more than one vote per Lot may be counted.

Section 4. Each Lot has equal voting rights except as otherwise provided by the Declaration or applicable law.

Section 5. Membership may not be terminated while a person remains an owner of a Lot. Nonpayment of assessments may be enforced through liens, collection proceedings, any other remedy authorized by the Declaration, these By-Laws, and applicable law. Delinquency does not terminate membership.

Section 6. The Board shall adopt proposed budgets and impose assessments in accordance with the Declaration and applicable law. Each proposed budget, together with the assessments included within it, shall be subject to the notice plus ratification procedures required by RCW 64.90.525.

Section 7. Membership transfers automatically with legal or equitable ownership of the Lot. The transferor shall have no membership rights after the transfer, subject to any obligations that survive transfer.

Section 8. A former owner’s membership interest ends upon transfer of the Lot, subject to any liabilities or obligations arising before transfer.

ARTICLE II. MEETINGS OF MEMBERS

Section 1. The annual meeting of the members of this Association for the election of Directors and for the transaction of such other business as may properly come before such meeting shall be held on the second Saturday of September each year at such place as the Board shall designate.

Section 2. Special meetings of the members may be called at any time by the president or upon the majority vote of the Board or upon the written request of at least twenty percent (20%) of the Members of the Association. Satisfaction of this petition threshold does not establish a quorum.

Section 3. The Association shall provide notice to each member of the time, date, place of each annual meeting or special meeting not less than fourteen days, not more than fifty days, before the meeting date. The notice shall state each item on the agenda, including the text of any proposed amendment to the declaration or organizational documents, any proposal to remove a board member, any proposal to remove an officer elected by the members. Notice shall be provided in the form of a record through any method permitted by RCW 64.90.515. Notice transmitted in a tangible medium shall be directed to the member's lot address unless the member has requested, through a record delivered to the Association, delivery to an alternate address or through another permitted method. Notice may be transmitted electronically only to a member who has consented, through a record, to receive electronic notices, who has designated the address, location, or system for delivery. A member may revoke consent to electronic notice through a record delivered to the Association.

Section 4. A quorum exists when, at the beginning of the meeting, members holding at least thirty-five percent (35%) of all votes in the Association participate in person; by proxy; by absentee ballot; by mail-in ballot; electronically; through another method permitted by these By-Laws or applicable law. Once established, the quorum remains present throughout the meeting despite any later withdrawal of a participating member.

Except where the Protective Covenants, Articles of Incorporation, these By-Laws, or applicable law require a different or greater vote, consent, signature requirement, or recorded instrument, an action is approved when the affirmative votes exceed fifty percent (50%) of the votes represented at the meeting and entitled to vote on the matter when the vote is taken. Votes represented at the meeting include votes cast in person, by proxy, by absentee ballot, by mail-in ballot, electronically, or through another method permitted by these By-Laws or applicable law. Abstentions, blank ballots, invalid ballots shall not constitute affirmative votes. Nothing in this Section modifies the requirements governing assessments, amendment or revocation of the Protective Covenants, or modification of the membership, authority, powers, duties of the Park and Architectural Control Committee.

The members may adjourn a meeting lacking a quorum. The members may not take substantive action at that meeting.

Section 5. A member may vote electronically or by mail on any matter submitted at an annual meeting or special meeting. The Association must receive the ballot before voting closes. A timely valid ballot counts toward quorum plus the vote on the matter. The Association shall

verify voter identity, prevent duplicate voting, preserve ballot records. Any greater requirement imposed by the Protective Covenants, Articles of Incorporation, these By-Laws, applicable law controls.

Section 6. Elections, removals, amendments to the governing documents shall be conducted by secret ballot. The Board shall appoint an impartial volunteer election committee consisting of an odd number of at least three (3) members. The committee shall administer the election, safeguard ballot secrecy, verify ballot validity, prevent duplicate voting, tabulate results, announce results, and preserve election records. No incumbent Director, named candidate, immediate family member of either may serve on the committee. No incumbent Director or named candidate may possess, access, open, count, review, or participate in collecting data concerning secret ballots before the ballots have been opened and counted or reviewed, the results announced, the results recorded in the meeting minutes.

At the members' meeting, the committee shall open physical ballots, review electronic results, count all ballots, announce totals, record the results in the minutes. Interested members may observe from a reasonable distance that preserves ballot secrecy. All other votes shall be counted publicly unless applicable law requires a secret ballot.

ARTICLE III. BOARD OF DIRECTORS

Section 1. The affairs of the Association shall be managed by a Board of Directors consisting of seven members elected from among the members of the Association. The term "Board" means the Board of Directors of Tempo Lake Glade Association, formerly identified as the Board of Trustees of Tempo Lake Glade Association. The Board succeeds to all powers, duties, authority vested in or transferred to the Board of Trustees under the Protective Covenants, Articles of Incorporation, recorded instruments, these By-Laws, and applicable law. Each Director is a trustee for purposes of the Articles of Incorporation and any instrument referring to the Board of Trustees. No more than one member of the same family may serve on the Board at one time. For purposes of this Section, "family member" means a spouse, state-registered domestic partner, parent, child, sibling, grandparent, grandchild, or person residing in the same household.

Section 2. Directors shall be elected at the annual meeting of the members as their respective terms expire. Each candidate shall seek election to a designated one-year, two-year, or three-year Board position.

Section 3. The Board shall consist of two Director positions carrying one-year terms, two Director positions carrying two-year terms, three Director positions carrying three-year terms. Each Director shall take office upon election, shall serve until the applicable term expires, until a successor is elected plus qualified, unless the Director earlier dies, resigns, or is removed for cause.

A Director who completes a one-year term shall remain off the Board for one year before becoming eligible for reelection. A Director who completes a two-year term shall remain off the Board for two years before becoming eligible for reelection. A Director who completes a three-year term shall remain off the Board for three years before becoming eligible for reelection.

At the first election held after these Amended By-Laws take effect, all seven Director positions shall be elected. The three candidates receiving the highest numbers of votes shall receive

three-year terms. The two candidates receiving the next-highest numbers of votes shall receive two-year terms. The remaining two elected candidates shall receive one-year terms. The election committee shall resolve any tie affecting term assignment by lot.

Section 4. Any Director may be removed from office by a two-thirds vote of the members of the Association at a special meeting of the members called for such purpose.

Section 5. Any vacancy on the Board caused by death, resignation, removal, disqualification, or otherwise shall remain vacant until the members elect a successor at the next annual meeting or at a special meeting called for that purpose. A Director elected to fill a vacancy shall serve the remainder of the unexpired term.

Section 6. The Board may adopt and provide to all Members a schedule of regular Board meetings. No additional notice is required for a meeting included in that schedule. For any other Board meeting, the Secretary shall provide each Director plus each Member at least fourteen (14) days' notice stating the time, date, place, remote-participation instructions, agenda. For an event or condition that could not reasonably have been foreseen, for which fourteen days' notice is impracticable, the Secretary may provide at least seven (7) days' notice by electronic communication to each Member whose electronic address or telephone number is known to the Association. Board meetings shall be open to Members except during executive sessions permitted by applicable law.

Section 7. No compensation shall be paid to any Director or any officer of the Association for the Director's or officer's services as such.

Section 8. The number of Directors may be changed only through an amendment to these By-Laws plus any corresponding amendment to the Articles of Incorporation required by applicable law. The Board may not create, eliminate, or fill a Director position without approval of the members.

Section 9. Four Directors shall constitute a quorum of the Board. If a quorum is present when a vote is taken, the affirmative vote of a majority of the Directors present shall constitute the act of the Board unless the Protective Covenants, Articles of Incorporation, these By-Laws, applicable law require a greater vote. A meeting lacking a quorum may be adjourned until a quorum is present.

Section 10. The Board shall have the following powers and duties:

- (a) To authorize the expenditure of funds of the Association.
- (b) To approve budgets.
- (c) To make, execute and deliver contracts on behalf of the Association.
- (d) To elect all officers of the Association.
- (e) Subject to the final will of the membership, to manage, control and operate the affairs of the Association.

- (f) To conduct all lawful business on behalf of the Association not inconsistent with the Articles of Incorporation, these by-laws, or the laws of the State of Washington.
- (g) Subject to the provisions of these by-laws, to fix the duties and authority of the officers and employees of the Association.

ARTICLE IV. OFFICERS

Section 1. The officers of the Association shall consist of a President, Vice President, Secretary, Treasurer. The following officer terms shall apply and shall be staggered terms to ensure no more than two (2) positions become vacant in any given year due to term expiration:

- (a) President: Two (2) year(s);
- (b) Vice President: Two (2) year(s);
- (c) Secretary: Two (2) year(s); and
- (d) Treasurer: Two (2) year(s).

The offices of Secretary plus Treasurer may be combined. The Board shall elect each officer for the applicable term. Each officer shall serve until the term expires, a successor is elected plus qualified, or the officer earlier resigns, dies, becomes disqualified, or is removed. No officer's term may extend beyond that officer's remaining term as a Director.

Section 2. Any officer may be removed from office by the majority vote of the Board.

Section 3. Any vacancy in any office may be filled by the Board for the unexpired term.

Section 4. None of the officers provided for in Section 1 of this article shall receive any compensation for their services as such.

Section 5. All of the officers provided for in Section 1 of this article shall be elected from among the Directors.

Section 6. In addition to the officers named in Section 1 of this article, the Board may create such other offices as it may deem advisable and fill the same.

Section 7. The President shall preside at all meetings of the Board and of the members, may call meetings of the Board and of the members at any time. The President shall sign all contracts and other instruments on behalf of the Association and shall discharge such other duties and may perform such other acts as these by-laws or the Board may prescribe. The President shall be the chief executive officer of the Association. He shall see that all orders and resolutions of the board are carried into effect. He shall have the general power and duties of supervision and management usually vested in the office of president of a Association.

Section 8. In the absence of the president or in the event of his inability to act, the Vice President shall have the powers and perform the duties of the president.

Section 9. The Secretary shall counter-sign all contracts and other instruments on behalf of the Association, and shall keep a register of the membership. The Secretary shall keep minutes of all meetings of the Board and of the members and shall perform such other duties as the Board may prescribe. The Secretary shall keep in safe custody the seal of the Association, and when authorized by the board, affix the same to any instrument required.

Section 10. The Treasurer shall receive, collect and account for all monies received by the Association. The Treasurer shall collect membership fees and dues and shall install a proper system of accounting. The Treasurer shall present a complete financial statement at the annual meeting of the members and at such other times as may be required by the Board. The Treasurer shall perform such other duties as the Board may prescribe.

ARTICLE V. CORPORATE FUNDS

Section 1. The Board may, in its discretion, create and build up a surplus fund to carry on the purposes of the Association. The amount of such surplus fund shall be left to the discretion of the Board.

Section 2. The use and expenditure of the corporate funds shall be vested in the Board.

Section 3. Upon voluntary or involuntary dissolution of the Association, the Association shall pay or provide for all liabilities, then distribute its remaining assets in accordance with the Articles of Incorporation, the Declaration, and applicable law.

ARTICLE VI. POWERS OF THE ASSOCIATION

Section 1. This Association shall not engage in business or trade for profit nor enter into any agreement or combination in restraint of trade or fix or establish the price of any commodity or limit or regulate the production or distribution of any commodity, but shall have the powers now or hereafter vested in it by the Articles of Incorporation and the laws of the State of Washington.

ARTICLE VII. AMENDMENTS

Section 1. The Articles of Incorporation may be altered, modified, enlarged or diminished by the members in accordance with the laws of the State of Washington.

Section 2. The Board or any member may propose changes to these By-Laws. A proposal may address general concepts, specific provisions, an entire section, or a complete restatement.

(a) A general concept approved by the members authorizes the Board to prepare final language consistent with that concept plus Applicable Law. Concept approval alone does not amend these By-Laws.

(b) A proposed amendment may be introduced at an annual meeting or special meeting. If the complete proposed text was included with the meeting notice, the members may vote on the amendment at that meeting. If the complete proposed text was not included with the meeting

notice, the members may approve the proposal as a general concept only. The Board or proposing member shall then prepare the complete text for notice plus a later member vote.

(c) The Association shall provide each member with the complete proposed text at least fourteen (14) days, no more than fifty (50) days, before the voting deadline. The notice shall state the voting method, deadline, approval threshold.

(d) An amendment becomes effective only after approval of the complete text by secret ballot. Approval requires more than fifty percent (50%) of all Association votes unless the Declaration, Articles of Incorporation, or Applicable Law require a greater threshold.

(e) The Association shall announce the results, record them in the minutes, retain them with the Association's records.

IN WITNESS WHEREOF, the undersigned President of Tempo Lake Glade Association certifies that these Amended By-Laws were duly approved by the members in accordance with the Protective Covenants, Articles of Incorporation, prior By-Laws, and applicable law. The President executes these Amended By-Laws on behalf of the members, the Board of Directors, and Tempo Lake Glade Association, effective _____, 2026.

TEMPO LAKE GLADE ASSOCIATION

By: _____

Name: _____

Title: President

Date: _____