



200610100835 3 PGS
10/10/2006 3:25pm \$34.00
PIERCE COUNTY, WASHINGTON

Name & Return Address:

Eagle Point at American Lake Homeowners' Association
9050 Eagle Point Loop Road SW
Lakewood, Washington 98498-1054

Amendment to Covenants
Document Title(s) Minutes of Annual Meeting of EAGLE POINT AT AMERICAN LAKEHOME OWNERS' ASSOCIATION, September 27, 2005

Grantor(s) Members of Eagle Point at American Lake Homeowners' Association

Grantee(s) Owners of lots and tracts in the Plat of Eagle Point at American Lake in City of Lakewood, Pierce County

Legal Description: Plat of Eagle Point at American Lake in City of Lakewood, Pierce County.

Auditor's Reference Number(s) Numbers 9909035002, 9909030296, 200110100776

Assessor's Property Tax Parcel Number(s) Tax Parcel Numbers of 400180-001-0 through 400180-060-0

The Auditor/Recorder will rely on the information provided on this cover sheet. 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.

Signature of Requesting Party (Required for non-standard recordings only)

Gpcovst.doc rev 4/02

For reference only, not for re-sale.

EAGLE POINT AT AMERICAN LAKE HOME OWNERS' ASSOCIATION

Minutes of Annual Meeting of Homeowners September 27, 2005

President Brian Hagel called the meeting to order. A total of 52 votes were represented by attendees at the meeting; therefore a quorum was established.

Brian gave an overview of the Board's activities since taking over the reins of the Association on May 17, 2004. He reported that three issues are still pending to be addressed by the new Board:

- Future of the fire and police boats
- Continuation of ERA vs. hiring a CPA as our management company
- Updating of the CC&Rs

Amendments to CC&Rs

Septic Systems: After discussion of the proposed amendment to the CC&Rs regarding financial responsibility for the septic systems, a motion was made, seconded, and passed with a vote of more than 75 percent of the lot owners to adopt the following amendment:

Section 7.3 On-Site Septic Systems. Responsibility for individual systems is set forth in section (a) below. The three community septic systems, including tanks, pumps, pipes, and drain fields (ASeptic Systems®), each serving more than one Lot or dwelling unit, shall be inspected, monitored, pumped, maintained, repaired and replaced by the Association, for the benefit of the Lot Owners, pursuant to sections (b) through (g) below.

(a) **Individual Systems.** Lots 1D through 27D and Lots 10C through 15C each have a separate individual drain field located either on the Lot or on another Lot where the soils are more suitable, as shown on the as-built described in (d) below. As to those Lots, the Lot Owners shall maintain, repair and replace the septic tanks, pumps, pipes, and drain fields. The costs of such work shall be the responsibility of the individual Lot owner.

(b) **Community Systems.** [No change]

(c) **Operation and Maintenance Manual and Permit.** [No change]

(d) **Annual Reporting to the Health Department.** The Association shall provide the Tacoma-Pierce County Health Department with annual reports on the status of implementing the Manual, any required changes to the Manual, together with any required reporting under the Permit. The as-built drawing shall be made available for inspection by the Owners, together with all other Association documents.

(e) **Contract for Maintenance Work.** [No change]

(f) **Payment for Charges.** Upon receiving a bill for services for the three community septic systems, the Association shall bill the Owners of those Lots utilized by each community system, proportionately, as a special assessment.

(g) **Future Public Sewers.** [No change]

Parking: After discussion of the first paragraph of the proposed amendment to the CC&Rs regarding parking restrictions in Eagle Point, a motion was made, seconded, and passed to change the hours that vehicles may be parked on the street in front of owners' homes from 24 to 48. Then it was moved, seconded, and passed to adopt the first paragraph of Section 10.20, as amended, with a vote of more than 75 percent of the lot owners, as follows:

Section 10.20 Vehicle and Boat Parking. No vehicle may be parked on any building lot, except on designated and approved driveways or parking areas, which areas shall be

hard-surfaced. Any additional parking added after the initial landscaping shall be hard surfaces and constructed only in accordance with the site plan approved by the ACC [Architectural Control Committee]. Only the cars of guests and visitors may be parked on the streets. All other vehicles shall be parked in garages or on driveways located entirely on a lot, except that cars, trucks, motor homes, trailers, and boats belonging to home owners may be parked on the street in front of their homes for a maximum of 48 hours for purposes of loading or unloading, or in emergency situations while awaiting repairs. If additional time is required, the homeowner may move said vehicle to one of the four marked stalls in the back section of the clubhouse parking lot for an additional 48 hours.

After discussion of the second paragraph of the proposed amendment to the CC&Rs regarding parking restrictions in Eagle Point, a motion was made, seconded, and passed to change the hours that vehicles may be parked on the street for maintenance or mechanical work from 24 to 48. Then it was moved, seconded, and passed to adopt the second paragraph of Section 10.20, as amended, with a vote of more than 75 percent of the lot owners, as follows:

No inoperable vehicles, boats, motorcycles or other motorized apparatus shall be stored on the premises or the streets within the subdivision. No mechanical repairs shall be conducted upon the premises, except minor maintenance and mechanical work by a resident of the subdivision on said resident's private vehicle or boat, provided that any such conduct be in a manner which is not offensive to persons residing in the neighborhood, is not unsightly, does not result in unusual noise or debris being placed upon the premises and is in keeping with the residential development. If the maintenance or mechanical work requires more than 48 hours, a note must be affixed to the vehicle providing the name of the owner, a telephone number, and a specific date by which the vehicle will be removed.

After discussion of the third paragraph of the proposed amendment to the CC&Rs regarding parking restrictions in Eagle Point, a motion was made, seconded, and passed to remove control from the ACC and give it to the Board of Directors. Then it was moved, seconded, and passed to adopt the third paragraph of Section 10.20, as amended, with a vote of more than 75 percent of the lot owners, as follows:

If an Owner refuses to remove an illegal vehicle, the Board of Directors shall have the power to remove the vehicle at the owner's expense. Owners at no time shall keep or permit to be kept on their premises any house trailer, unattached camper, recreational vehicle (RV), mobile home, boat or boat trailer, or utility trailer, unless the same is housed within a garage or is otherwise out of public view. Boats are permitted in the water at appropriate moorage; however, boats are not permitted to moor at the dock over night. Boats shall be maintained in good condition and no unsightly boats are permitted.

It was moved, seconded, and passed to defer voting on the last paragraph of the proposed amendment to CC&R 10.20 regarding parking on the access road to the boat launch ramp or on the ramp itself, and directing owners to park their vehicles with empty boat trailers in front of their homes.

Recognition: Brian acknowledged the work that was done by the current Board members and made a presentation of gifts to Marilyn Bennett, Jerry Halverson, and Jan Halverson.

Elections

The elections results are as follows:

Position No. 1 (3-year term)	Rob Heinz
Position No. 2 (2-year term)	Patty Swanson
Position No. 3 (1-year term)	Art Whitson

New Board Meetings: Art Whitson announced that the new Board will maintain the same meeting schedule as the current Board, i.e., first and third Wednesdays at 7:15 p.m. at the clubhouse. The meeting scheduled for October 5 will be to complete the transition from the old Board to the new Board.

Respectfully submitted,


Jan Halverson, Recording Secretary