

Chronology of Community Activity with Regard to Articles of Incorporation, ByLaws, and Restrictive Covenants.

2-21-47.....Creation of first “Protective Restrictions” by the owners of the original plat by filing with the Snohomish County Auditor. (county auditor file)

5-26-60..... Creation of the Windandtide Community Club as a Corporation by the Secretary of State of the State of Washington by filing the Articles of Incorporation and the By-Laws. (Washington State file.)

10-6-71..... The Board of Directors of the Windandtide Community Club petitioned the residents for renewal and revising the original restrictions of 2-21-47. It was accepted by 62% of the property owners of record. It was sent to the Snohomish County Auditor, accepted and filed in the county records. (Snohomish County file.)

2-11-94.....In the General Meeting of January 20, 1994, the membership voted to change the name of the corporation from Windandtide Community Club to Windandtide Community Association. (W&T Newsletter.)

8-3-95.....Question raised from the floor of the Board mtg. of 8-3-95 as....”to what title was being used for W&T business?” The response was “W&T Community Association”. (Minutes of Board mtg.)

9-14-95.....Comment made by the President regarding the compromise made on the Windandtide nursing home business settlement. “It was also brought up that the W&T covenants need to be amended so that this type of nursing home business would not be permitted in the future.” (Minutes of Board mtg.)

10-18-95.....Poll to the community on covenants versus adult family home. (W&T Newsletter)

12-20-95.....Member volunteers to take on rewriting of Restrictive Covenants. Mail in comments received from owners to “Windandtide Community Association”. (W&T Newsletter)

2-21-96.....Copy of covenants sent out with Newsletter. An announcement of updating efforts. (W&T Newsletter)

3-17-97.....Year end report of W&TA accomplishments for 1996-97, mailed out to all members.(USPS First Class community letter.)

1-15-98.....Presentation made at regular Board mtg. on plan to revise all W&T documents to support annexation and general business. (Minutes of Board mtg.)

2-2-98.....Extensive information presented in the Newsletter to inform residents of the revision of the Articles and By-Laws and Covenants and why the effort is necessary. Schedule of effort given with contact name and phone no. for obtaining copies of the revision draft documents. (W&T Newsletter)

- 2-12-98**.....Proposed Art. and By-Law revision draft read to the Board at regular Board mtg. (Minutes of Board mtg.)
- 3-5-98**.....Revised By-Law draft read and approved by Board for circulation to members. (Minutes of Board mtg.)
- 3-10-98**.....Article in Newsletter about Committee working on Articles and By-Laws. (W&T Newsletter.)
- 3-13-98**.....Copies of proposed Amended Articles and By-Laws mailed out to all 234 property owners of record. (USPS First Class mailout.)
- 3-26-98**.....At the Annual Meeting of Members, the draft of the Amended Articles and By-Laws were read to the members present. Members present submitted further revisions that they wanted made. A motion was made to table until next General Mtg. which was seconded and approved. (Annual mtg.minutes.)
- 4-9-98**.....Presented revisions proposed at the March Annual Meeting. The Board and members present voted to present the Articles and By-Laws to the members at a Special Meeting for voting. (Minutes of Board mtg.)
- 5-1-98**.....Special Mtg. announcement in Newsletter regarding Articles and By-Laws. Special Mtg. to be at the firestation on 6-11-98 where the vote will be taken. (W&T Newsletter.)
- 5-16-98**.....Amended Articles of Incorporation dated 4/16/98 and By-Laws dated 4/21/98 were formally mailed, by USPS First Class, to each property owner in the area generally known as Windandtide. (USPS First Class mailout to all members.)
- 6-11-98**.....Special Meeting of members held for the sole purpose of voting on the amended Articles of Incorporation and By-Laws. Quorum reqmts. per the existing By-Laws were met and the members approved both documents by vote. (Special Meeting minutes.)
- 7-2-98**..... Announcement that the Art. and By-Laws were voted in by community members. (W&T Newsletter.)
- 7-8-98**..... Target date for starting Covenants revision set for September by the Board. (Minutes of Board mtg.)
- 11-4-98**..... Scheduled first meeting of Covenants Committee set for 11-21-98 per decision made during the Board meeting. (Minutes of Board mtg.)
- 11-10-98**..... Application submitted by the Windandtide Community Club to the State of Washington per the Washington Nonprofit Corporation Act, RCW 24.03.170, for acceptance of the amendments to the Articles of Incorporation. (Wash. State application form dtd. 11-10-98.)

11-18-98..... Received CERTIFICATE OF AMENDMENT from the Secretary of State of the State of Washington, documenting the filing of the revised Articles of Incorporation of the Windandtide Community Club in part changing the name to Windandtide Community Association. (Wash. State issued Certificate with seal.)

1-20-99..... Year end report of 1998-99 by the Pres. Announced member passage of new Articles and By-Laws and new procedure for election of nine new members of the Board per the new By-Law procedure. Announcement of the Committee to revise covenants was repeated. Announcement of 10% submittal to be made to Mukilteo for Annexation. (USPS First Class mail ltr. to members.)

2-8-99..... Newsletter supplement, full page, for clarification of new procedure for nominations to the Board per the new By-Laws at the upcoming March Annual Meeting of Members. (full pg. Newsletter Supplement.)

3-17-99.....Information Flyer distributed to all residents explaining the election of Board members with extract from the new By-Laws and a proxy form to use.
(Special Notice/Flyer.)

4-15-99.....Announcement of 9 new Board members that were elected per the new By-Laws. (W&T Newsletter.)

10-2-99.....Announcement about new covenant mailout forthcoming (W&T Newsletter.)

10-13-99.....The Covenants Committee requested funds from the Board to have an attorney review the Draft of the Covenants before mailout to the residents. (Minutes of Board mtg.)

11-3-99..... The Board and members present reviewed the draft of the Covenants at the Board meeting and discussions held on various text. A cover letter draft was presented to be sent out with the Draft Covenants. Due to changes made, it was agreed that the attorney should review one last time and that pending his concurrence that the mailout should be made. (Minutes of Board mtg.)

11-10-99..... Special mailing to all residents explaining the activity leading up to the Draft Covenant mailing with a plea to make comment response in writing by December 16th. (USPS First Class Special ltr to all 234 residents.)

11-15-99.....Mailout of Draft Covenants with detailed cover letter of process and participation requested from all residents. (USPS First Class Special mailout to 234 residents.)

1-5-00.....Formal Summary Report of written Draft responses given to Board for the records at Jan. Board mtg. (2 page report attached to Minutes of Board mtg.)

1-9-00.....Personalized thank you letter mailed to 7 residents who responded to the Draft Covenants. (USPS First Class personalized ltr.)

1-10-00.....Notice of Covenant mtg. at Kamiak High School for 1-18-00. (Special Flyer-Newsflash.)

1-18-00.....Meeting of all residents at Kamiak High School to discuss Draft Covenants. Approximately 40 people in attendance representing 27 owners (Special Mtg. minutes.)

1-25-00.....Notification made to the community that the final draft of the revised covenants would be mailed out in mid-February with final results available for the March Annual Meeting of members. (W&T Newsletter.) *Note: herein, the mailout and results schedule of voting has been delayed to at least April.*

1-27-00.....Personalized letter of thanks to the 27 owners who came to the Kamiak mtg. (USPS First Class Personalized ltr.)

2-1-00.....February Board mtg. where concerned owners submitted a formal letter from a splinter mtg. of owners dtd., 1-25-00. (Minutes of Board mtg.)

3-1-00.....Draft of informational letter from the CC&R committee to the residents of the community presented for Board approval to mail out to all members. Letter explains the history of the community with regard to the Corporate Governing Documents consisting of the Articles of Incorporation, By-Laws, and Covenants and the event history leading up to these efforts. The final draft of the revised Covenants delivered to the Board. (Minutes of Board mtg.)

6-7-00.....Proposed Amended CC&Rs, dated 05/31/2000, were mailed out to all owners for approval. Extra page 18 for recording the approval for mailback along with SASE and a cover letter. (USPS First Class Envelope.)

March 2003.....The CCR committee to amend covenants was dissolved in 2003. The official statement as of March 2003 was: "The Windandtide Community Association will officially dissolve the CCR Committee. The W&T Board will make no further efforts to solicit votes, but will accept votes that are received."

Fall 2003.....Since some residents expressed concern regarding the preservation of the 20,000 sq ft. minimum lot size, the board contacted a few attorneys regarding this question. The attorneys were of the opinion that the current covenants would be adequate to protect our minimum lot size in the event that we are annexed into Lynnwood or Mukilteo (both cities have minimum lot sizes of 7,600 sq ft.).