

# TEAL LAKE VILLAGE ASSOCIATION CC&R AMENDMENT

Recording of the amendment of SECTION 5.5 of the TLVA CC&R which was adopted on April 5, 2014 at a regularly announced Town Hall Meeting by a vote of 67 yes to 3 no.

## *CC&R Amendment*

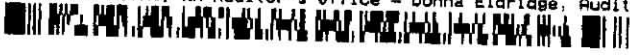
Signed, acknowledged and recorded in accordance with Section 16.2.3 of the TLVA CC&Rs this seventeenth day of July, 2012.

\_\_\_\_\_  
Karol Cushenbery,  
President TLVA



# 568612 PGS:2 AMEND

07/17/2012 10:00 AM \$63.00 TEAL LAKE VILLAGE  
Jefferson County WA Auditor's Office - Donna Eldridge, Auditor



## RETURN ADDRESS

TLVA  
P.O.Box 65011  
Port Ludlow, WA 98365

Please print neatly or type information

## DOCUMENT TITLE

*Amendment to TLVA @C&R*

## REFERENCE NUMBERS (S) OF RELATED DOCUMENTS

*346819*

Additional Reference #'s on page \_\_\_\_\_

## GRANTOR (S) (Last, First and Middle Initial)

*Teal Lake Village  
Association*

Additional grantor on page \_\_\_\_\_

## GRANTEE (S) (Last, First and Middle Initial)

*Teal Lake Village  
Association*

Additional grantee on page \_\_\_\_\_

## LEGAL DESCRIPTION (Abbreviated form: i.e. lot,block,plat or section,township,range,quarter/quarter)

Additional legal on page \_\_\_\_\_

## ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER

Additional parcel #'s on page \_\_\_\_\_

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

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**Section 5.5. Contracting.** The Teal Lake Village Association, through its Board, is authorized to enter into one or more contracts with independent contractors and others to provide for the repair and maintenance of Teal Lake Village Association land, limited common areas and lots.

Contracts shall comply with the following requirements:

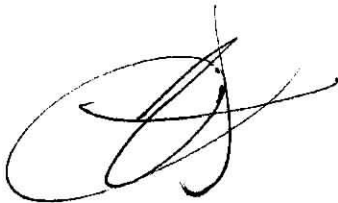
1. The Board, on behalf of the Teal Lake Village Association, may enter into one (1) year contracts that include provisions for successive one (1) year renewal periods for a period of time specified in the contract. These contracts must initially be approved by a separate majority vote of a quorum of the members of the Teal Lake Village Association. Annual contract renewals shall be approved through Association approval of the annual budget plan.

2. The Board, on behalf of the Teal Lake Village Association, may enter into multi-year contracts if the terms of such contracts have been approved by a separate majority vote of a quorum of the members of the Teal Lake Village Association.

3. The Board, on behalf of the Teal Lake Village Association, may enter into contracts without a separate vote of the membership, as long as the terms of these contracts directly support the maintenance and repair of Village property and their cost does not exceed 5.0% of the expense budget.

All contracts shall provide for termination by either party with or without cause and without payment of a termination fee upon ninety (90) days written notice. They shall also provide that the Teal Lake Village Association may terminate the contract for cause immediately upon thirty (30) days written notice, and provide further, that in the event of misconduct, the Teal Lake village Association may terminate the agreement immediately with no notice whatsoever.

Each owner, resident and occupant shall be bound by the terms and conditions of all contracts entered into. A copy of all contracts shall be made available to each owner upon request to an officer of the Teal Lake Village Association Board.



F. E. Wickelmaier  
Treasurer THVA  
7-17-2012

