

Exhibit 2

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BY-LAWS

OF

HARRIS MARINA CONDOMINIUM ASSOCIATION
(A Non-profit Corporation)

ARTICLE I

Registered Office and Registered Agent

The registered office of the corporation shall be located in the State of Washington at such place as may be fixed from time to time by the board of directors upon filing of such notices as may be required by law, and the registered agent shall have a business office identical with such registered office. Any change in the registered agent or registered office shall be effective upon filing such change with the office of the Secretary of State of the State of Washington.

ARTICLE II

Membership

Section 1. Qualification for Membership. Each Unit Owner shall be a member of the Association and shall be entitled to one membership for each Unit owned; provided, that if a Unit has been sold on contract, the contract purchaser shall exercise the rights of the Owner for purposes of the Association, this Declaration, and the ByLaws, except as hereinafter limited, and shall be the voting representative unless otherwise specified. Ownership of a Unit shall be the sole qualification for membership in the Association.

Section 2. Transfer of Membership. The Association membership of each Unit Owner shall be appurtenant to the Unit giving rise to such membership, and shall not be assigned, transferred, pledged, hypothecated, conveyed, or alienated in any way except upon the transfer of title to the Unit and then only to the transferee of title to the Unit. Any attempt to make a prohibited transfer shall be void. Any transfer of title to a Unit shall operate automatically to transfer the membership in the Association to the new owner.

ARTICLE III

Meetings

Section 1. Annual Meetings. A meeting of the Association must be held at least once each year. The annual meeting of the members, for the purpose of election of directors and for such other business as may come before it, shall be held at the registered office of the corporation, or such other place as may be designated by the notice of the meeting. The annual meeting shall be held in the third quarter of each calendar year at such reasonable place and time as may be designated by written notice from the Board delivered to the Owners.

Section 2. Special Meetings. Special meetings of the members of the Association may be called at any time by the President, a majority of the Directors, or by Owners owning twenty-five percent (25%) in the Condominium for the purpose of considering matters which require the approval of all or some of the Owners, or for any other reasonable purposes.

Section 3. Notice of Meetings. Written notice of annual or special meetings of members stating the place, day, and hour of the meeting, and the items on the agenda to be voted upon by the members, including the general nature of any proposed amendment to the declaration or bylaws, changes in the previously approved budget that result in a change in assessment obligations, and any proposal to remove a director or officer. Such notice shall be given by the secretary or persons authorized to call the meeting to each member of record entitled to vote at the meeting. Such notice shall be given not less than ten (10) nor more than sixty (60) days prior to the date of the meeting, either personally or by mail. If mailed, such notice shall be deemed to be delivered when deposited in the United States mail addressed to the member at his address as it appears on the stock transfer books of the corporation.

Section 4. Waiver of Notice. Notice of the time, place, and purpose of any meeting may be waived in writing (either before or after such meeting) and will be waived by any member by his attendance thereat in person or by proxy. Any member so waiving shall be bound by the proceedings of any such meeting in all respects as if due notice thereof had been given.

Section 5. Voting. Each Unit shall be entitled to one vote with respect to all matters pertaining to the Association. If only one of the multiple owners of a Unit is present at a meeting of the association, the owner is entitled to cast all the votes allocated to that unit. If more than one of the multiple owners are present, the votes allocated to that Unit may be cast only in accordance with the agreement of a majority in interest of the multiple owners. There is majority agreement if any one of the multiple

owners casts the vote allocated to that Unit without protest being made promptly to the person presiding over the meeting by any of the other owners of the Unit.

Section 6. Proxy. Votes allocated to a unit may be cast pursuant to a proxy duly executed by a unit owner. If a unit is owned by more than one person, each owner of the unit may vote or register protest to the casting of votes by the other owners of the unit through a duly executed proxy. A unit owner may not revoke a proxy given pursuant to this section except by actual notice of revocation to the person presiding over a meeting of the association. A proxy is void if it is not dated or purports to be revocable without notice. Unless stated otherwise in the proxy, a proxy terminates eleven months after its date of issuance.

Section 7. Pledged Votes. An Owner may, but shall not be obligated to, pledge his vote on all issues or on certain specific issues to a Mortgagee. If the Board has been notified of any such pledge to a Mortgagee, only the vote of the Mortgagee will be recognized on the issues that are subject to the pledge.

Section 8. Quorums. A quorum is present throughout any meeting of the Association if the owners of units to which twenty-five (25%) of the votes of the Association are allocated are present in person or by proxy at the beginning of the meeting. A quorum is deemed present throughout any meeting of the Board of directors if persons entitled to cast fifty percent (50%) of the votes on the Board of directors are present at the beginning of the meeting.

ARTICLE IV

Books and Records

Section 1. Audits/Financial Statements. At least annually, the Association shall prepare, or cause to be prepared, a financial statement of the Association in accordance with generally accepted accounting principles. The financial statement shall be audited annually unless there are fewer than fifty total units and the audit requirement is waived for that particular year by the Owners, other than the Declarant, of units to which sixty percent of the votes are allocated, excluding the votes allocated to units owned by the Declarant.

Section 2. Commingling. The funds of an Association shall not be commingled with the funds of any other association, nor with the funds of any manager of the Association or any other person responsible for the custody of such funds. Any reserve funds of an association shall be kept in a segregated account and any transaction affecting such funds, including the issuance of checks,

shall require the signature of at least two persons who are officers or directors of the Association.

Section 3. Books and Records. The Board shall cause complete, detailed, and accurate books and records of the receipts and expenditures of the Association to be kept in a form that complies with generally accepted accounting principles. The records so required shall also be sufficient to enable the Association to comply with its duty to supply a resale certificate as required under the Act. The books and records, authorizations for payment of expenditures, and all contracts, documents, papers, and other records of the Association shall be reasonably available for examination by the Owners, Institutional Holders of first mortgages, and the agents or attorneys of either of them, during business hours and at any other reasonable time or times.

ARTICLE V

Directors

Section 1. General Powers. Except as provided in the declaration, subsection (2) of R.C.W. 64.34.308, or other provisions of the Washington condominium act, R.C.W. 64.34, the board of directors shall act in all instances on behalf of the Association. All corporate powers shall be exercised by or under the authority of, and the business and affairs of the Association shall be managed under the direction of, the board of directors.

Section 2. Additional Powers. The Board, for the benefit of the Condominium and the Owners, shall enforce the provisions of the Declaration and Covenants, Conditions, Restrictions and Reservations of the Condominium (Declaration), shall have all powers and authority permitted to the Board under the Condominium Act and the Declaration, and shall acquire and shall pay for, out of the common expense fund, all goods and services requisite for the proper functioning of the Condominium Association.

Section 3. Number. The number of directors of the corporation shall be three (3). The number of directors can be increased or decreased from time to time by amending this section, provided that the number shall be not less than three (3), nor more than five (5) directors, the specific number to be set by resolution of the board of directors or the members, and provided further that no decrease shall have the effect of shortening the term of any incumbent director.

Section 4. Tenure, Qualifications, Appointment and Election During Declarant Control. During the period of Declarant control provided for in the Declaration, the Declarant, or persons

designated by the Declarant, may appoint and remove the officers and members of the board of directors. Notwithstanding the foregoing, not later than sixty (60) days after conveyance of twenty-five percent (25%) of the units which may be created to unit owners other than the Declarant, at least one member and not less than twenty-five percent (25%) of the members of the board of directors must be elected by the unit owners other than the Declarant. Not later than sixty (60) days after conveyance of fifty percent (50%) of the units which may be created to unit owners other than the Declarant, not less than thirty-three and one-third percent (33 1/3%) of the members of the board of directors must be elected by the unit owners other than the Declarant. During the period of Declarant control, members of the board of directors may or may not be unit owners.

Section 5. Tenure and Qualifications after Declarant Control Terminates. Within thirty (30) days after the termination of the period of Declarant control, the unit owners shall elect a board of directors of at least three (3) members, the majority of whom must be unit owners. Such members shall take office upon election, and shall serve until the next annual meeting and until his successor shall be elected. Thereafter, the directors shall be elected by the members at their annual meeting each year; and if, for any cause, the directors shall not have been elected at an annual meeting, they may be elected at a special meeting of members called for that purpose in the manner provided by these Bylaws.

Section 6. Vacancies. In case of any vacancy in the board of directors, the remaining directors, whether constituting a quorum or not, may elect a successor to hold office for the unexpired portion of the term of the director whose place shall be vacant and until his successor shall have been duly elected and qualified.

Section 7. Resignation. Any director may resign at any time by delivering written notice to the secretary of the corporation.

Section 8. Removal of Directors. The unit owners, by a two-thirds vote of the voting power in the Association present and entitled to vote at any meeting of the unit owners at which a quorum is present, may remove any member of the Board of Directors with or without cause, other than a member appointed by the Declarant. The Declarant may not remove any member of the Board of Directors elected by the unit owners. Prior to the termination of the period of Declarant control, the unit owners, other than the Declarant, may remove by a two-thirds vote, any director elected by the unit owners.

Section 9. Compensation. By resolution of the board of directors, the directors may be paid their expenses, if any, of attendance at each meeting of the board of directors and may be

paid a fixed sum for attendance at each meeting of the board of directors or a stated salary as director. No such payment shall preclude any director from serving the corporation in any other capacity and receiving compensation therefor.

Section 10. Presumption of Assent. A member of the board of directors who is present at a meeting of the board of directors at which action on any corporate matter is taken shall be presumed to have assented to the action taken unless his dissent shall be entered in the minutes of the meeting or unless he shall file his written dissent to such action with the person acting as the secretary of the meeting before the adjournment thereof or shall forward such dissent by registered mail to the secretary of the corporation immediately after the adjournment of the meeting. Such right to dissent shall not apply to a director who voted in favor of such action.

Section 11. Executive and Other Committees. The board of directors, by resolution adopted by a majority of the full board of directors, may designate from among its members an executive committee and one or more other committees each of which, to the extent provided in such resolution, shall have and may exercise all the authority of the board of directors.

Section 12. Adoption of Proposed Budget.

Within thirty (30) days after the adoption of any proposed budget for the condominium, the board of directors shall provide a summary of the budget to all the unit owners and shall set a date for a meeting of the unit owners to consider ratification of the budget not less than fourteen (14) nor more than sixty (60) days after mailing the summary. Unless at the meeting the owners of units to which a majority of the votes in the association are allocated reject the budget, the budget is ratified, whether or not a quorum is present. In the event the budget is rejected or the required notice is not given, the periodic budget last ratified shall be continued until such time as the unit owners ratify a subsequent budget proposed by the board of directors.

ARTICLE VI

Special Measures for Corporation Action

Section 1. Actions by Written Consent. Any corporate action required or permitted by the Articles of Incorporation, Bylaws, or the laws under which this corporation is formed, to be voted upon or approved at a duly called meeting of the directors, committee of directors, or members may be accomplished without a meeting if unanimous consent of the respective directors or members, setting

forth the actions so taken, shall be signed by all the directors, committee members, or members, as the case may be.

Section 2. Meetings by Conference Telephone. Members of the board of directors, members of a committee of directors, or members may participate in their respective meetings by means of a conference telephone or similar communications equipment by means of which all persons participating in the meeting can hear each other at the same time; participating in a meeting by such means shall constitute presence in person at such meeting.

ARTICLE VII

Officers

Section 1. Officers Designated. The officers of the corporation shall be a president, one or more vice-presidents (the number thereof to be determined by the board of directors), a secretary, and a treasurer, each of whom shall be elected by the board of directors. Such other officers and assistant officers as may be deemed necessary may be elected or appointed by the board of directors. Any two or more offices may be held by the same person, except the offices of president and secretary.

The board of directors may, in its discretion, elect a chairman of the board of directors; and, if a chairman has been elected, he shall, when present, preside at all meetings of the board of directors and the members and shall have such other powers as the board may prescribe.

Section 2. Election, Qualification and Term of Office. Each of the officers shall be elected by the board of directors. None of said officers, except the president and the chairman of the board of directors, need be a director, but a vice president who is not a director cannot succeed to or fill the office of president. The officers shall be elected by the board of directors at each annual meeting of the board of directors. Except as hereinafter provided, each of said officers shall hold office from the date of his election until the next annual meeting of the board of directors and until his successor shall have been duly elected and qualified.

Section 3. Powers and Duties.

(a) President. The President shall be the chief executive officer of the corporation and, subject to the direction and control of the board of directors, shall have general charge and supervision over its property, business, and affairs. He shall, unless a chairman of the board of directors has been elected and is present, preside at meetings of the shareholders and the board of directors. The President, together with the Secretary, shall

prepare, execute, certify, and record amendments to the declaration on behalf of the association.

(b) Vice President. In the absence of the president or his inability to act, the senior vice president shall act in his place and stead and shall have all the powers and authority of the president, except as limited by resolution of the board of directors.

(c) Secretary. The secretary shall: (1) keep the minutes of the members and of the board of directors' meetings in one or more books provided for that purpose; (2) see that all notices are duly given in accordance with the provisions of these Bylaws or as required by law; (3) be custodian of the corporate records and of the seal of the corporation and fix the seal of the corporation to all documents as may be required; (4) keep a register of the post office address of each member which shall be furnished to the secretary by such member; and (5) in general perform all duties incident to the office of secretary and such other duties as from time to time may be assigned to him by the president or by the board of directors. The Secretary, together with the President, shall prepare, execute, certify, and record amendments to the declaration on behalf of the association.

(d) Treasurer. Subject to the direction and control of the board of directors, the treasurer shall have the custody, control, and disposition of the funds and securities of the corporation and shall account for the same; and, at the expiration of his term of office, he shall turn over to his successor all property of the corporation in his possession.

Section 4. Assistant Secretaries and Assistant Treasurers. The assistant secretaries, when authorized by the board of directors, may sign with the president, or a vice president, certificates for shares of the corporation, the issuance of which shall have been authorized by resolution of the board of directors. The assistant treasurers shall, respectively, if required by the board of directors, give bonds for the faithful discharge of their duties in such sums and with such sureties as the board of directors shall determine. The assistant secretaries and assistant treasurers, in general, shall perform such duties as shall be assigned to them by the secretary or the treasurer, respectively, or by the president or the board of directors.

Section 5. Removal. The board of directors shall have the right to remove any officer whenever in its judgment the best interests of the corporation will be served thereby.

Section 6. Vacancies. The board of directors shall fill any office which becomes vacant with a successor who shall hold office for the unexpired term and until his successor shall have been duly elected and qualified.

ARTICLE VIII

Corporate Seal

The board of directors may provide for a corporate seal which shall have inscribed thereon the name of the corporation, the year and state of incorporation and the words "corporate seal."

ARTICLE IX

Amendment of Bylaws

Section 1. By the Members. These Bylaws may be amended, altered, or repealed at any regular or special meeting of the members if notice of the proposed alteration or amendment is contained in the notice of the meeting.

Section 2. By the Board of Directors. These Bylaws may be amended, altered, or repealed by the affirmative vote of a majority of the whole board of directors at any regular or special meeting of the board.

ARTICLE X

Fiscal Year

The fiscal year of the corporation shall be set by resolution of the board of directors.

ARTICLE XI

Rules of Order

The rules contained in the most recent edition of Robert's Rules of Order, Newly Revised, shall govern all meetings of shareholders and directors where those rules are not inconsistent with the Articles of Incorporation, Bylaws, or special rules of order of the corporation.

ADOPTED this 5th day of July, 1973

BOARD OF DIRECTORS:

Robert Harris

Carole R. Harris

[Signature]