

Harris Chelan Marina Condominium Association
Correction to Amendment Filing Recorded 02/02/2010:
Addition of Signatures of Board President, Notary
Acknowledgement

Document Title:	Correction to Amendment Recorded 02/02/2010
Reference No. of Document:	2318551
Legal Description:	Harris Chelan Marina, Phases one and two recorded in vol.22 of Plats, page 46 and volume 23 of plats page 9 respectively, records of Chelan County, Washington.

**AMENDMENTS TO
DECLARATION FOR
HARRIS CHELAN MARINA CONDOMINIUM**

Document Title:	Amendments to Declaration for Harris Chelan Marina Condominium
Reference Number of Document:	9307140002 Recorded in Chelan County on 07/14/1993
Legal Description:	Harris Chelan Marina, Phases one and two recorded in vol.22 of Plats, page 46 and volume 23 of plats page 9 respectively, records of Chelan County, Washington.

Section 9. Use, Regulation of Uses, and Architectural Uniformity

Paragraph 9.1 Moorage Use

Paragraph one is amended to read:

The Moorage Slips shall be used solely for moorage of watercraft, and for the common social, recreation or other reasonable use normally incident to such purposes, and also for such additional uses or purposes as are from time to time determines appropriate by the Board.

No Moorage Slip shall be used for commercial purposes, such as a charter rental or as a rental houseboat.

Paragraph 9.2 Leases/Timesharing.

Paragraph one is amended to read:

No Owner or other person shall lease, rent, or permit the use of a Moorage Slip for a period of less than thirty (30) days.

New paragraph is added, to read:

No owner may rent or lease his Moorage Slip without a completed Rental Agreement. The approved Rental Agreement is available from any Board Member. A copy of the completed Rental Agreement shall be provided to the Board Secretary.

These Amendments to the Declaration shall take effect upon recording. The terms of these Amendments to the Declaration shall control over and implicitly amend any inconsistent provision of the Declaration or the Bylaws of the Association. Except as amended by this instrument, the Declaration shall remain in full force and effect.

DATED this 1st day of February, 2010.

HARRIS CHELAN MARINA CONDOMINIUM

BY: Karen Brown 2/1/10
Karen Brown Dockmaster/Secretary

Harris Chelan Marina Condominium Association
Addition of Signatures of Board President, Notary Acknowledgement

Dated this 18th day of March, 2010

Harris Chelan Marina Condominium Association

BY: Carl Larson 3/18/10
Carl Larson President

BY: Karen Brown 3/18/10
Karen Brown Secretary

Notarial Certificate for Acknowledgment

State of Washington)

County of Chelan)

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

Carl m. Larson
name(s) of principal(s)

Karen Brown
name(s) of principal(s)

Date: 3-18-2010

(seal)

Pamela J. Baltrusch
Signature of Notary

Pamela J. Baltrusch
Printed Name of Notary



My commission expires: 5-31-2010

Harris Chelan Marina Condominium Association
Amendment to Declaration 12/14/2011

Document Title:	Amendments to Declaration
Reference No. of Document:	930714002
Legal Description:	Harris Chelan Marina, Phases one and two recorded in vol.22 of Plats, page 46 and volume 23 of plats page 9 respectively, records of Chelan County, Washington.

Harris Chelan Marina Condominium Association
Notary Acknowledgement

Dated this 14th day of December, 2011

Harris Chelan Marina Condominium Association

BY: Russ Keyes President

BY: Karen Brown Secretary

Notarial Certificate for Acknowledgment

State of Washington)

County of Chelan)

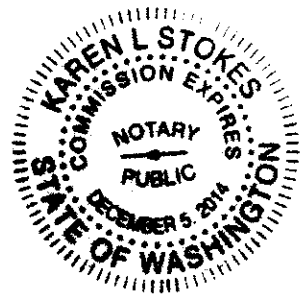
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

Russ Keyes name(s) of principal(s)

Karen Brown name(s) of principal(s)

Date: 12-14-11

(seal)



Karen L Stokes
Signature of Notary

Karen L Stokes
Printed Name of Notary

My commission expires: 12-5-14

Harris Chelan Marina Condominium Association
Amendment to Declaration 05/08/2012

Document Title:	Amendments to Declaration
Reference No. of Document:	930714002
Legal Description:	Harris Chelan Marina, Phases one and two recorded in vol.22 of Plats, page 46 and volume 23 of plats page 9 respectively, records of Chelan County, Washington.

Harris Chelan Marina Condominium Association
Notary Acknowledgement

Dated this 11th day of July, 2012

~~Harris Chelan~~ Harris Chelan Marina Condominium Association

BY: [Signature]
Russ Keyes President

BY: [Signature]
Karen Brown Secretary

Notarial Certificate for Acknowledgment

State of Washington)

County of Chelan)

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he ~~or she~~ ^{they} signed the foregoing document:

Russ Keyes name(s) of principal(s)

Karen Brown name(s) of principal(s)

Date: 7-12-12 name(s) of principal(s)

(seal)

[Signature]
Signature of Notary

Karen L Stokes
Printed Name of Notary



My commission expires: 12-5-14

Harris Chelan Marina Condominium Association
Amendment to Declaration 05/10/2013

Document Title:	Amendments to Declaration
Reference No. of Document:	930714002 9307140902 - KB
Legal Description:	Harris Chelan Marina, Phases one and two recorded in vol.22 of Plats, page 46 and volume 23 of plats page 9 respectively, records of Chelan County, Washington.

HARRIS CHELAN MARINA CONDOMINIUM ASSOCIATION

Section 9.8 Pets

Owner/Tenants are responsible for the clean-up of their pet's mess. Continued barking is not allowed. Owners/Tenants are responsible for all action of their pets. Offending pets may be barred from the Marina if the Owner has been cited twice or more for the same violation.

Section 23. Enforcement

Each Owner shall comply strictly with the provisions of this Declaration and with the Bylaws, and administrative rules and regulations. Failure to comply with this Declaration and with the Bylaws and administrative rules and regulations shall be grounds for an action to recover sums due for damage or injunctive relief, or both, maintainable by the Board acting through its officers on behalf of the owners.

Fines and appeals procedures

1. Notice and imposition of Fine; Hearing.
 - a. The Board appoints the Dock Master as the representative for the association to impose a fine and to hold a hearing on such fine ("Hearing").
 - b. Notice of proposed fines ("Notice") for violation of these Rules and Regulations may be issued by the Dock Master to the Owner. The Notice shall be sent via certified mail to the Owner at the address on file with the association.
 - c. The proposed fine set forth in the Notice shall become final unless the Owner timely requests a Hearing with the Dock Master. Any request for a Hearing must propose three days for a meeting with the Dock Master, which meeting shall be held not later than twenty (20) days following the date of Notice. Such a meeting can be held in person or by telephone, at the option of the Owner. Upon receipt of the request for a Hearing, the Dock Master shall select one of the days proposed for the Hearing and shall notify the Owner of the date and time. The Hearing shall be an informal proceeding at which the Owner may present evidence to dispute the violation. Owner shall provide the Dock Master with copies of any documents relied upon by Owner. The Dock Master will issue a decision as soon as is reasonably practicable following the Hearing, and the Dock Master shall either uphold the Fine and issue an invoice for the same ("Fine Invoice") or dismiss the Fine.
 - d. A Fine Invoice shall be "due and payable" upon issuance.

2. Appeal
 - a. The Owner may appeal the Fine Invoice to the Board of Directors, and a timely appeal will suspend association's enforcement, pending the outcome of the appeal. An appeal must be in writing and received by the President of the Board within 10 days of the Fine Invoice. Any appeal shall briefly describe the basis for the appeal, the witnesses to be called, and the relief requested. Failure of the Owner to strictly comply with this provision shall render the Fine Invoice final and binding on the Owner.
 - b. If an appeal request is complete and timely received, the Board of Directors will schedule the appeal hearing for the next regularly scheduled, or specially scheduled Board meeting at which a quorum is present. At the sole discretion of the Board, the appeal may be conducted by conference call.
 - c. The Owner may pay the Fine Invoice prior to the appeal hearing in order to avoid interest charges. If the fine is overturned at the appeal hearing, the amount paid by the Owner will be refunded.
 - d. At the appeal hearing, the Owner will be entitled to present relevant evidence and live witness testimony. All witnesses shall take an oath to tell the truth before testifying. Owner's presentation is limited to not more than 30 minutes. The Board may interrogate the Owner

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- and any witnesses called on behalf of the Owner. Sworn affidavits may be submitted by the Owner, but live witness testimony is preferable.
- e. The Board will issue a ruling within ten (10) days of the appeal hearing. The ruling need not include findings of fact or conclusions. The Board's ruling will be final.


3. Interest

- a. Interest will accrue at the rate of 12% per annum on any fine from the due date established in the Fine Invoice.

These amendments to the Declaration shall take effect upon recording. The terms of these Amendments to the Declaration shall control over and implicitly amend any inconsistent provision of the Declaration or the Bylaws of the Association. Except as amending by this instrument, the Declaration shall remain in full force and effect.

DATED this 10th day of May, 2013.

HARRIS CHBLAN MARINA CONDOMINIUM

BY: 

Russ Keyes President

BY: 

Karen Brown Secretary

**Harris Chelan Marina Condominium Association
Notary Acknowledgement**

Dated this 10th day of May, 2013

Harris Chelan Marina Condominium Association

BY: Russell Keyes
Russ Keyes President

BY: Karen Brown
Karen Brown Secretary

Notarial Certificate for Acknowledgment

State of WA

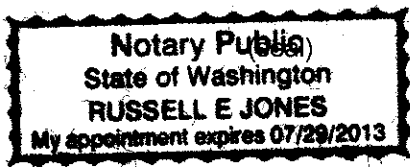
County of Chelan

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

Russell Keyes
name(s) of principal(s)

Karen Brown
name(s) of principal(s)

Date: 5-10-13



[Signature]
Signature of Notary

Printed Name of Notary

My commission expires: _____