

WA Resale Disclosure Certificate COA

Sundance Park Condominium Association

Current Owner: Kristina Schmidt

Property Address: 23869 NE 112th Cir

Redmond, WA 98053-7601

Buyer: unknown unknown

Buyer Address: unknown

unknown null, null

Requestor Name: Kristina Schmidt

Requestor Phone: 425-628-3111

Date Prepared: 07-31-2020

This Resale Certificate has been prepared in accordance with the requirements of RCW 64.34.425 (Section 4-107 of the Washington Condominium Act) and Section 409 of the Washington Uniform Common Interest Ownership Act on the Association by the undersigned authorized agent or officer of the Association (the "Preparer"). The information stated herein is based on the books and records of the Association and the actual knowledge of the Preparer. Neither the Association nor the Preparer guarantee the accuracy of the information contained herein. The information contained herein is as of the date of execution stated above(the "Date Prepared") and neither the Association nor the Preparer assume any obligation to supplement or update the information contained herein should any change in circumstances thereafter occur or be brought to the attention of the Association or the Preparer.

1. Please review the Seller and Buyer's responsibilities relative to the Section 409 of the Washington Uniform Common Interest Ownership Act and RCW 64.34.425 (Section 4-107 of the Washington Condominium Act). New Buyer is obligated to read and review ALL documents pertaining to the Association. This includes ALL attachments. It is the buyer's responsibility to understand the governing documents as well as the Fees and Fines, Move in and Out Fees, Reserve Study, Budget, New Carbon Monoxide Detector Law, Reserve and Budget Disclaimer and all rental/leasing restrictions.
2. 1. RIGHT OF FIRST REFUSAL/RESTRAINTS ON ALIENATION: There are rights of first refusal or other restraints on sale of the unit:
Community is age restricted, 55+ ownership.
3. 2. ASSESSMENT: a) The regular assessment is:
\$252.11 monthly
4. b) Past due assessments against the unit are:
\$0.00 as of 7/23/2020
5. c) There are unpaid special assessments against the unit:
N/A
6. d) In addition to the monthly and special assessments in 2b & c above, the following is past due and unpaid:
\$0.00 as of 7/23/2020
7. e) Total owing at closing:
Provided on escrow demand

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Sundance Park Condominium Association

8. 3. DELINQUENT ASSESSMENTS RECEIVABLE: As of the date below, there are monthly assessments and/or special assessments against units in the Association that are past due over 30 days as follows:
\$0.00 as of 6/30/2020
9. 4. DELINQUENT ASSOCIATION OBLIGATION: As of the date below, there are bills or other obligations of the Association which are past due over 30 days, as follows:
\$0.00 as of 6/30/2020
10. 5. FEES AND FINES: The following fees are payable by Unit Owners:
See enclosed fine and fee schedules.
\$150 Transfer Fee
\$200 Move in fee
\$25 late fee if payment not received the the 15th of the month
11. 6. ANTICIPATED REPAIRS AND/OR REPLACEMENTS: a) The following repairs and/or replacements have been approved by the Board of Directors:
None
12. b) The Association has the following cash reserves for repairs and/or replacements:
\$20,694.51 as of 6/30/2020
13. Describe future projects, if any:
None
14. 7. JUDGMENTS AND SUITS: There are unsatisfied judgments against the Association as follows:
None
15. 8. PENDING SUITS: There are pending suits in which the Association is a plaintiff as follows:
None
16. 9. ALTERATIONS OR IMPROVEMENTS TO THE UNIT WHICH VIOLATE THE DECLARATION: The following alterations or improvements to the unit violate the Declaration:
None known
17. 10. DECLARANT UNITS/OCCUPANCY: a) Number of units in the Association and number owned by Declarant/Developer:
48 Total Units
0 Developer Owned
18. b) Declarant/Developer has transferred control of the Association to the unit owners on:
19. c) List number of principal residences, second or recreational homes, rental units, and owned by developer:

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Sundance Park Condominium Association

Total Units: 48

Principal Residence: 43

Rental Units: 5

Developer: 0

The association does not track second/recreation homes

20. d) Does any one person or entity own more than 10% of the total units in the Association? If yes, the owner names and number of units they own are:

None

21. 11. CODE VIOLATIONS: The units or other parts of the Association violate the following health or building codes:

None known

22. 12. LEASES: a) The title of the unit is held in:

Fee simple

23. b) The following leasehold estate affecting the Association is:

None

24. 13. State any restrictions in the declaration affecting the amount that may be received by a unit owner upon sale, if any:

None

25. 14. Describe any pending sale or encumbrance of common elements, if any:

None

26. 15. Disclose the effect on the unit to be conveyed of any restrictions on the owner's right to use or occupy the unit or to lease the unit to another person, if any:

27. 16. If any, provide age-related occupancy restrictions affecting the common interest community:

Age Restricted Association: Each occupied unit in the Association must at all times have a permanent occupant therein who is 55 years of age or older. No Occupant of a Unit may be younger than 18 years of age.

Some homes within the community are income restricted. Please contact the County to confirm if your unit is income restricted.

28. 17. INSURANCE: a) The insurance agent for the Association's master policy is

The Partner's Group

Carly Musser

CMusser@tpgrp.com

29. b) Describe any insurance coverage the Association provides for the benefit of unit owners:

Please review insurance certificate.

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Sundance Park Condominium Association

30. 18. WARRANTIES AND WARRANTY CLAIMS: a) Is the Association covered by a qualified warranty?

No

31. b) Are the common elements covered by a qualified warranty?

No

32. c) The following claims have been made under the warranty. Included is the type of claim, resolution of the claim, type of repair performed, date of repair, cost of repair and name of the person or entity who performed the repair.

Unknown

33. 19. EXHIBITS: The following exhibits must be attached:

34. A copy of the declaration, the organizational documents, the rules or regulations of the association, the minutes of board meetings and association meetings for the last twelve months (unless exempt), the annual financial statement of the association, including the audit report if it has been prepared, for the year immediately preceding the current year, the most recent balance sheet and revenue and expense statement (if any), and the current operating budget of the association.

35. The following professional management company manages the Association:

Trestle Community Management
2100 124th Ave NE, Suite 110
Bellevue, WA 98005

36. I. The remaining term of the management contract is:

One-year auto-renewing

37. II. Termination of the contract requires the following payment of a penalty and/or more than 90 days notice:

None

38. Association Current Reserve Study:

Most recent study attached

WA Resale Disclosure Certificate COA**Sundance Park Condominium Association**

STATUTORY NOTES: RCW 64.34.425 and Section 409 require every Association, within ten days after a request by a unit owner, to furnish a certificate containing the information provided above, together with any other information reasonably requested by mortgagees of prospective purchasers of units. Information requested generally by FNMA, FHLMC, GNMA, the VA and HUD is deemed reasonable, provided such information is reasonably available to the Association.

The selling unit owner is also required by RCW 64.34.425 and Section 409 to sign this Certificate, but is not liable to the Buyer for any erroneous information provided by the Association and included in the Certificate unless and to the extent the Unit Owner had actual knowledge of that erroneous information.

A Buyer is not liable for any unpaid assessment or fee against the Unit as of the Effective Date of this Certificate greater than the amount set forth in the Certificate unless and to the extent the Buyer had actual knowledge that a greater amount was due. Buyer is cautioned to contact the Association at the address below prior to closing of the sale for updated pay-off amounts to avoid liability for amounts assessed against the Unit after the Effective Date of this Certificate.

A unit owner is not liable to a Buyer for the failure or delay of the Association to provide a Resale Certificate in a timely manner, but the Buyer's contract is voidable by the Buyer until the Certificate has been provided and for five days thereafter or until conveyance, whichever occurs first.

I certify under penalty of perjury under the laws of the State of Washington that I am an owner of the Unit and that, to the best of my knowledge and belief, the foregoing is true and correct.

Dated this _____ day of _____, 20__ at _____ Washington

Unit Owner Signature Phyllis Kroeger by POA Kristina Schmidt 07/31/2020
7/31/2020 10:55:59 AM PDT

Note: Buyer understands that the real estate agent(s), if any, has not researched this information and is not qualified to advise on or interpret it. Buyer should seek independent legal, financial and/or other professional counsel with any questions or concerns.

I acknowledge receipt of the above Resale Certificate, including each of the exhibits listed.

Date: _____ Buyer Signature _____

Date: _____ Buyer Signature _____

I certify under penalty of perjury under the laws of the State of Washington that I am the Managing Agent of the Association, that I am authorized to make this Certificate on behalf of the Association, and that, to the best of my knowledge and belief, the foregoing is true and correct.

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Sundance Park Condominium Association

Contact Information

The information above was obtained by the following representative of the project's Homeowners Association

Name: Chelsea Webster

Phone: 425-559-7648

Title: Senior Community Association Manager

Date: 07-31-2020

WA Resale Disclosure Certificate COA
Sundance Park Condominium Association

Comments

The questions have been answered to the best of our ability.

ACH Form
Sundance Park Condominium Association

Order: TFKGHNL3D
Address: 23869 NE 112th Cir
Order Date: 07-21-2020
Document not for resale
HomeWiseDocs

This document is currently either not available or not applicable for this association.

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Age Restricted Form
Sundance Park Condominium Association

Order: TFKGHNL3D
Address: 23869 NE 112th Cir
Order Date: 07-21-2020
Document not for resale
HomeWiseDocs

SUNDANCE PARK CONDOMINIUM ASSOCIATION

RE: Age Verification Survey

Dear Potential Buyer:

The Fair Housing Act of 1968, as amended by the Housing for Older Persons Act of 1995, permits communities to restrict the occupancy of housing units to persons 55 years of age or older, provided the following three criteria are met:

1. That the community is intended for person's 55 years of age or older; and
2. That at least 80% of the occupied units are occupied by at least one person who is 55 years of age or older; and
3. The community publishes and adheres to policies and procedures that demonstrate its intent to be a community for persons 55 years of age or older.

The US Department of Housing and Urban Development (HUD) requires an age-restricted community to produce verification of compliance through reliable surveys and Affidavits every two years.

Sundance Park Condominium Association was designed to be a community of residents 55 years of age or older. Upon purchase of property in Sundance Park Condominium Association, buyers agree to comply with the Sundance Park Condominium Association CC&R's and hereby acknowledge the following:

1. That one or more permanent occupants of the residence is at least 55 years of age or older; and
2. That no person under 18 years of age will reside in the residence for more than 60 days in any 12-month calendar period; and
3. That the Owner will provide a written verification to the Association that attests to the above two requirements to comply with HUD.

For verification of compliance purposes, an adult occupant of the residence may sign the Affidavit below. Thank you for your cooperation.

AFFIDAVIT

I, _____ (signature), certify that I am 18 years of age or older and a member of the household that will resides at Sundance Park Condominium Association address _____ I also hereby certify that I have personal knowledge of the ages of the occupants of this household and that at least one (1) occupant is 55 years of age or older.

Printed Name

Date

This document must be returned by e-mail to Service@TrestleCM.com before resale disclosure will be provided.

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Annual Financials
Sundance Park Condominium Association

Order: TFKGHNL3D
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Sundance Park Condominium Association
Balance Sheet
12/31/2018

	<u>Operating</u>	<u>Replacement</u>	<u>Total</u>
Assets			
<u>Cash-Operating</u>			
10000-00 - Cash, Operating, Checking	\$7,935.02		\$7,935.02
10400-00 - Cash, Operating, Insurance Deductible	\$10,108.33		\$10,108.33
<u>Total Cash-Operating</u>	\$18,043.35	\$0.00	\$18,043.35
<u>Cash-Reserve</u>			
12000-00 - Cash, Reserve		\$69,349.57	\$69,349.57
12350-00 - Cash, Reserve, Investment		\$652,810.63	\$652,810.63
<u>Total Cash-Reserve</u>	\$0.00	\$722,160.20	\$722,160.20
<u>Current Assets</u>			
16000-00 - Accounts Receivable (Member)	\$0.42		\$0.42
16200-00 - Prepaid Insurance - May	\$1,758.73		\$1,758.73
16250-00 - Prepaid Taxes	\$1,326.00		\$1,326.00
<u>Total Current Assets</u>	\$3,085.15	\$0.00	\$3,085.15
<i>Assets Total</i>	\$21,128.50	\$722,160.20	\$743,288.70
Liabilities & Equity			
<u>Current Liabilities</u>			
20000-00 - Accounts Payable	\$983.98	\$2,000.00	\$2,983.98
21100-00 - Prepaid, Assessments	\$3,838.68		\$3,838.68
<u>Total Current Liabilities</u>	\$4,822.66	\$2,000.00	\$6,822.66
<u>Retained Earnings</u>	\$18,997.23	\$701,376.56	\$720,373.79
<u>Net Income</u>	(\$2,691.39)	\$18,783.64	\$16,092.25
<i>Liabilities and Equity Total</i>	\$21,128.50	\$722,160.20	\$743,288.70

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Sundance Park Condominium Association
Budget Comparison Report - Operating
12/1/2018 - 12/31/2018

	12/1/2018 - 12/31/2018			1/1/2018 - 12/31/2018			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Assessments</u>							
40000-00 - Assessments, Member	\$13,160.67	\$13,160.63	\$0.04	\$157,928.04	\$157,928.00	\$0.04	\$157,928.00
<u>Total Assessments</u>	\$13,160.67	\$13,160.63	\$0.04	\$157,928.04	\$157,928.00	\$0.04	\$157,928.00
<u>Non-Member Income</u>							
48100-00 - Interest/Dividends Earned	\$3.94	\$666.63	(\$662.69)	\$31.57	\$8,000.00	(\$7,968.43)	\$8,000.00
<u>Total Non-Member Income</u>	\$3.94	\$666.63	(\$662.69)	\$31.57	\$8,000.00	(\$7,968.43)	\$8,000.00
<u>Other Member Fees</u>							
42100-00 - Fees, Move-In	\$0.00	\$0.00	\$0.00	\$800.00	\$0.00	\$800.00	\$0.00
42150-00 - Fees, Delinquent	\$0.00	\$0.00	\$0.00	\$75.00	\$0.00	\$75.00	\$0.00
<u>Total Other Member Fees</u>	\$0.00	\$0.00	\$0.00	\$875.00	\$0.00	\$875.00	\$0.00
Total Income	\$13,164.61	\$13,827.26	(\$662.65)	\$158,834.61	\$165,928.00	(\$7,093.39)	\$165,928.00
Expense							
<u>Administrative Expenses</u>							
50300-00 - Postage	\$4.23	\$8.37	\$4.14	\$41.50	\$100.00	\$58.50	\$100.00
50350-00 - Printing & Reproduction	\$0.00	\$12.50	\$12.50	\$81.95	\$150.00	\$68.05	\$150.00
50400-00 - Office Supplies	\$2.25	\$12.50	\$10.25	\$107.37	\$150.00	\$42.63	\$150.00
50500-00 - Annual Meeting	\$0.00	\$4.13	\$4.13	\$0.00	\$50.00	\$50.00	\$50.00
50550-00 - Corp Annual License	\$0.00	\$0.00	\$0.00	\$12.00	\$12.00	\$0.00	\$12.00
50750-00 - Social Activity & Events	\$0.00	\$20.87	\$20.87	\$0.00	\$250.00	\$250.00	\$250.00
50850-00 - Education, Board	\$0.00	\$12.50	\$12.50	\$162.00	\$150.00	(\$12.00)	\$150.00
50950-00 - Administrative, Other	\$125.54	\$62.50	(\$63.04)	\$1,008.20	\$750.00	(\$258.20)	\$750.00
<u>Total Administrative Expenses</u>	\$132.02	\$133.37	\$1.35	\$1,413.02	\$1,612.00	\$198.98	\$1,612.00
<u>Building Maintenance</u>							
60050-00 - Plumbing Maintenance	\$0.00	\$20.87	\$20.87	\$0.00	\$250.00	\$250.00	\$250.00
60100-00 - Electrical Maintenance	\$0.00	\$20.87	\$20.87	\$250.53	\$250.00	(\$0.53)	\$250.00
60200-00 - Roof Maintenance	\$0.00	\$0.00	\$0.00	\$3,888.44	\$5,000.00	\$1,111.56	\$5,000.00
60250-00 - Gutter Cleaning & Maintenance	\$0.00	\$0.00	\$0.00	\$8,015.66	\$5,000.00	(\$3,015.66)	\$5,000.00
60550-00 - Dryer Vent Cleaning	\$0.00	\$0.00	\$0.00	\$1,320.00	\$0.00	(\$1,320.00)	\$0.00
60800-00 - Pest Control	\$0.00	\$250.00	\$250.00	\$680.90	\$3,000.00	\$2,319.10	\$3,000.00
60900-00 - Building/Structure Maintenance	\$0.00	\$100.00	\$100.00	\$0.00	\$1,200.00	\$1,200.00	\$1,200.00
60950-00 - General Maintenance	\$86.94	\$125.00	\$38.06	\$115.31	\$1,500.00	\$1,384.69	\$1,500.00
<u>Total Building Maintenance</u>	\$86.94	\$516.74	\$429.80	\$14,270.84	\$16,200.00	\$1,929.16	\$16,200.00
<u>Grounds Maintenance</u>							
68050-00 - Landscape Maintenance, Contract	\$1,980.00	\$1,980.00	\$0.00	\$23,760.00	\$23,760.00	\$0.00	\$23,760.00
68100-00 - Landscape Maintenance, Other	\$968.00	\$0.00	(\$968.00)	\$1,364.00	\$300.00	(\$1,064.00)	\$300.00
68150-00 - Landscape, Bark / Mulch	\$0.00	\$0.00	\$0.00	\$2,431.00	\$2,300.00	(\$131.00)	\$2,300.00
68200-00 - Landscape, Seasonal Color	\$0.00	\$29.13	\$29.13	\$858.00	\$350.00	(\$508.00)	\$350.00
68300-00 - Landscape, Irrigation Maintenance	\$0.00	\$0.00	\$0.00	\$2,135.00	\$850.00	(\$1,285.00)	\$850.00
68400-00 - Drainage Repair / Maintenance	\$0.00	\$0.00	\$0.00	\$558.45	\$1,000.00	\$441.55	\$1,000.00
<u>Total Grounds Maintenance</u>	\$2,948.00	\$2,009.13	(\$938.87)	\$31,106.45	\$28,560.00	(\$2,546.45)	\$28,560.00

Miscellaneous

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HomeWiseDocs

Sundance Park Condominium Association
Budget Comparison Report - Operating
12/1/2018 - 12/31/2018

	12/1/2018 - 12/31/2018			1/1/2018 - 12/31/2018			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
99100-00 - Contingency	\$0.00	\$166.63	\$166.63	\$0.00	\$2,000.00	\$2,000.00	\$2,000.00
<u>Total Miscellaneous</u>	\$0.00	\$166.63	\$166.63	\$0.00	\$2,000.00	\$2,000.00	\$2,000.00
<u>Operations</u>							
54150-00 - Insurance, CGL - May	\$1,012.39	\$1,358.37	\$345.98	\$13,360.08	\$16,300.00	\$2,939.92	\$16,300.00
54400-00 - Bad Debt	\$0.00	\$0.00	\$0.00	\$91.00	\$0.00	(\$91.00)	\$0.00
54450-00 - Master Association Assessments	\$1,080.00	\$1,080.00	\$0.00	\$12,960.00	\$12,960.00	\$0.00	\$12,960.00
<u>Total Operations</u>	\$2,092.39	\$2,438.37	\$345.98	\$26,411.08	\$29,260.00	\$2,848.92	\$29,260.00
<u>Professional Services</u>							
52000-00 - Community Management Fees	\$700.00	\$700.00	\$0.00	\$8,400.00	\$8,400.00	\$0.00	\$8,400.00
52000-10 - Management Fees - Administrative	\$20.00	\$33.37	\$13.37	\$390.00	\$400.00	\$10.00	\$400.00
52000-15 - Management Fees - Financial	\$50.00	\$41.63	(\$8.37)	\$710.00	\$500.00	(\$210.00)	\$500.00
52000-20 - Management Fees - Meetings	\$0.00	\$62.50	\$62.50	\$0.00	\$750.00	\$750.00	\$750.00
52000-25 - Management Fees - Compliance	\$0.00	\$12.50	\$12.50	\$0.00	\$150.00	\$150.00	\$150.00
52000-45 - Management Fees - Planning	\$0.00	\$4.13	\$4.13	\$800.00	\$50.00	(\$750.00)	\$50.00
52000-90 - Management Fees - Hourly	\$0.00	\$125.00	\$125.00	\$1,603.75	\$1,500.00	(\$103.75)	\$1,500.00
52100-00 - Audit and/or Tax Return	\$0.00	\$0.00	\$0.00	\$0.00	\$2,100.00	\$2,100.00	\$2,100.00
52200-00 - Collections	\$0.00	\$100.00	\$100.00	\$0.00	\$1,200.00	\$1,200.00	\$1,200.00
52200-30 - Collection, Management	\$0.00	\$20.87	\$20.87	\$290.00	\$250.00	(\$40.00)	\$250.00
52200-99 - Collections, Contra	(\$118.98)	\$0.00	\$118.98	(\$133.98)	\$0.00	\$133.98	\$0.00
52300-00 - Reserve Study Fees	\$0.00	\$0.00	\$0.00	\$1,190.00	\$1,200.00	\$10.00	\$1,200.00
52350-00 - Engineering/Inspection Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$2,000.00	\$2,000.00	\$2,000.00
<u>Total Professional Services</u>	\$651.02	\$1,100.00	\$448.98	\$13,249.77	\$18,500.00	\$5,250.23	\$18,500.00
<u>Site & Amenities Maintenance</u>							
76400-00 - Lighting Maintenance	\$0.00	\$41.63	\$41.63	\$395.90	\$500.00	\$104.10	\$500.00
<u>Total Site & Amenities Maintenance</u>	\$0.00	\$41.63	\$41.63	\$395.90	\$500.00	\$104.10	\$500.00
<u>Taxes</u>							
58200-00 - Federal Income Taxes	\$0.00	\$0.00	\$0.00	\$264.94	\$0.00	(\$264.94)	\$0.00
<u>Total Taxes</u>	\$0.00	\$0.00	\$0.00	\$264.94	\$0.00	(\$264.94)	\$0.00
<u>Transfers Expense</u>							
90200-00 - Transfers to Replacement Reserve	\$1,666.67	\$1,666.63	(\$0.04)	\$20,000.04	\$20,000.00	(\$0.04)	\$20,000.00
<u>Total Transfers Expense</u>	\$1,666.67	\$1,666.63	(\$0.04)	\$20,000.04	\$20,000.00	(\$0.04)	\$20,000.00
<u>Utilities</u>							
56050-00 - Gas & Electricity	\$117.20	\$100.00	(\$17.20)	\$1,116.13	\$1,200.00	\$83.87	\$1,200.00
56200-00 - Water	\$1,493.20	\$1,333.37	(\$159.83)	\$19,527.09	\$16,000.00	(\$3,527.09)	\$16,000.00
56210-00 - Water, Irrigation	\$152.40	\$466.63	\$314.23	\$7,928.25	\$5,600.00	(\$2,328.25)	\$5,600.00
56250-00 - Sewer	\$2,037.25	\$2,208.37	\$171.12	\$25,842.49	\$26,500.00	\$657.51	\$26,500.00
<u>Total Utilities</u>	\$3,800.05	\$4,108.37	\$308.32	\$54,413.96	\$49,300.00	(\$5,113.96)	\$49,300.00
Total Expense	\$11,377.09	\$12,180.87	\$803.78	\$161,526.00	\$165,932.00	\$4,406.00	\$165,932.00
Operating Net Income	\$1,787.52	\$1,646.39	\$141.13	(\$2,691.39)	(\$4.00)	(\$2,687.39)	(\$4.00)
Net Income	\$1,787.52	\$1,646.39	\$141.13	(\$2,691.39)	(\$4.00)	(\$2,687.39)	(\$4.00)

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Sundance Park Condominium Association
Budget Comparison Report - Replacement
12/1/2018 - 12/31/2018

	12/1/2018 - 12/31/2018			1/1/2018 - 12/31/2018			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Non-Member Income</u>							
48100-00 - Interest/Dividends Earned	\$2,094.01	\$1,010.63	\$1,083.38	\$17,944.59	\$12,128.00	\$5,816.59	\$12,128.00
<u>Total Non-Member Income</u>	\$2,094.01	\$1,010.63	\$1,083.38	\$17,944.59	\$12,128.00	\$5,816.59	\$12,128.00
<u>Transfers Income</u>							
49000-00 - Transfers Between Funds	\$1,666.67	\$1,666.63	\$0.04	\$20,000.04	\$20,000.00	\$0.04	\$20,000.00
<u>Total Transfers Income</u>	\$1,666.67	\$1,666.63	\$0.04	\$20,000.04	\$20,000.00	\$0.04	\$20,000.00
Total Income	\$3,760.68	\$2,677.26	\$1,083.42	\$37,944.63	\$32,128.00	\$5,816.63	\$32,128.00
Expense							
<u>Building Maintenance</u>							
60900-00 - Building/Structure Maintenance	\$0.00	\$0.00	\$0.00	\$6,532.53	\$0.00	(\$6,532.53)	\$0.00
<u>Total Building Maintenance</u>	\$0.00	\$0.00	\$0.00	\$6,532.53	\$0.00	(\$6,532.53)	\$0.00
<u>Replacement Fund Expense</u>							
80000-00 - Reserve, Investment Advisor Fees	\$0.00	\$0.00	\$0.00	\$3,213.96	\$3,477.60	\$263.64	\$3,477.60
80200-00 - Reserve, Tree Removal	\$0.00	\$0.00	\$0.00	\$6,545.00	\$0.00	(\$6,545.00)	\$0.00
80570-00 - Reserve, Building Defect	\$2,000.00	\$0.00	(\$2,000.00)	\$2,869.50	\$0.00	(\$2,869.50)	\$0.00
<u>Total Replacement Fund Expense</u>	\$2,000.00	\$0.00	(\$2,000.00)	\$12,628.46	\$3,477.60	(\$9,150.86)	\$3,477.60
Total Expense	\$2,000.00	\$0.00	(\$2,000.00)	\$19,160.99	\$3,477.60	(\$15,683.39)	\$3,477.60
Operating Net Income	\$1,760.68	\$2,677.26	(\$916.58)	\$18,783.64	\$28,650.40	(\$9,866.76)	\$28,650.40
Net Income	\$1,760.68	\$2,677.26	(\$916.58)	\$18,783.64	\$28,650.40	(\$9,866.76)	\$28,650.40

Order: TFKGHNL3D
Address: 23869 NE 112th Cir
Order Date: 07-21-2020
Document not for resale
HomeWiseDocs

Sundance Park Condominium Association
Budget Comparison Report - 12 Months
1/1/2018 - 12/31/2018

Top line is budget

Bottom line is actual

Account		Jan 2018	Feb 2018	Mar 2018	Apr 2018	May 2018	Jun 2018	Jul 2018	Aug 2018	Sep 2018	Oct 2018	Nov 2018	Dec 2018	Yr To Date	Annual Budget
Assessments															
40000-00 - Assessments, Memb	BUD	\$13,160.67	\$13,160.67	\$13,160.67	\$13,160.67	\$13,160.67	\$13,160.67	\$13,160.67	\$13,160.67	\$13,160.67	\$13,160.67	\$13,160.67	\$13,160.63	\$157,928.00	\$157,928.00
	ACT	\$13,160.67	\$13,160.67	\$13,160.67	\$13,160.67	\$13,160.67	\$13,160.67	\$13,160.67	\$13,160.67	\$13,160.67	\$13,160.67	\$13,160.67	\$13,160.67	\$157,928.04	\$157,928.04
Non-Member Income															
48100-00 - Interest/Dividend	BUD	\$1,677.34	\$1,677.34	\$1,677.34	\$1,677.34	\$1,677.34	\$1,677.34	\$1,677.34	\$1,677.34	\$1,677.34	\$1,677.34	\$1,677.34	\$1,677.26	\$20,128.00	\$20,128.00
	ACT	\$531.85	\$1,185.69	\$2,841.68	\$1,761.76	\$515.65	\$2,085.37	\$524.23	\$1,181.96	\$2,935.09	\$1,767.58	\$547.35	\$2,097.95	\$17,976.16	\$17,976.16
Other Member Fees															
42100-00 - Fees, Move-In	BUD	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	ACT	\$0.00	\$0.00	\$400.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$200.00	\$200.00	\$0.00	\$0.00	\$800.00	\$800.00
42150-00 - Fees, Delinquent	BUD	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	ACT	\$50.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$25.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$75.00	\$75.00
Transfers Income															
49000-00 - Transfers Between	BUD	\$1,666.67	\$1,666.67	\$1,666.67	\$1,666.67	\$1,666.67	\$1,666.67	\$1,666.67	\$1,666.67	\$1,666.67	\$1,666.67	\$1,666.67	\$1,666.63	\$20,000.00	\$20,000.00
	ACT	\$1,666.67	\$1,666.67	\$1,666.67	\$1,666.67	\$1,666.67	\$1,666.67	\$1,666.67	\$1,666.67	\$1,666.67	\$1,666.67	\$1,666.67	\$1,666.67	\$20,000.04	\$20,000.04
TOTAL INCOME	BUD	\$16,504.68	\$16,504.68	\$16,504.68	\$16,504.68	\$16,504.68	\$16,504.68	\$16,504.68	\$16,504.68	\$16,504.68	\$16,504.68	\$16,504.68	\$16,504.52	\$198,056.00	\$198,056.00
	ACT	\$15,409.19	\$16,013.03	\$18,069.02	\$16,589.10	\$15,342.99	\$16,912.71	\$15,376.57	\$16,009.30	\$17,962.43	\$16,794.92	\$15,374.69	\$16,925.29	\$196,779.24	\$196,779.24

Sundance Park Condominium Association
Budget Comparison Report - 12 Months
1/1/2018 - 12/31/2018

Top line is budget

Bottom line is actual

Account		Jan 2018	Feb 2018	Mar 2018	Apr 2018	May 2018	Jun 2018	Jul 2018	Aug 2018	Sep 2018	Oct 2018	Nov 2018	Dec 2018	Yr To Date	Annual Budget
Administrative Expenses															
50300-00 - Postage	BUD	\$8.33	\$8.33	\$8.33	\$8.33	\$8.33	\$8.33	\$8.33	\$8.33	\$8.33	\$8.33	\$8.33	\$8.37	\$100.00	\$100.00
	ACT	\$0.00	\$0.00	\$1.21	\$1.21	\$6.11	\$4.70	\$4.23	\$3.76	\$6.85	\$4.97	\$4.23	\$4.23	\$41.50	\$41.50
50350-00 - Printing & Reprod	BUD	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	\$150.00	\$150.00
	ACT	\$54.10	\$2.50	\$7.00	\$3.45	\$2.60	\$0.00	\$0.00	\$1.85	\$0.00	\$0.00	\$10.45	\$0.00	\$81.95	\$81.95

Sundance Park Condominium Association
Budget Comparison Report - 12 Months
1/1/2018 - 12/31/2018

Top line is budget

Bottom line is actual

Account		Jan 2018	Feb 2018	Mar 2018	Apr 2018	May 2018	Jun 2018	Jul 2018	Aug 2018	Sep 2018	Oct 2018	Nov 2018	Dec 2018	Yr To Date	Annual Budget
50400-00 - Office Supplies	BUD	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	\$150.00	\$150.00
	ACT	\$42.00	\$0.00	\$44.12	\$0.50	\$3.25	\$2.50	\$2.25	\$2.00	\$3.75	\$2.50	\$2.25	\$2.25	\$107.37	\$107.37
50500-00 - Annual Meeting	BUD	\$4.17	\$4.17	\$4.17	\$4.17	\$4.17	\$4.17	\$4.17	\$4.17	\$4.17	\$4.17	\$4.17	\$4.13	\$50.00	\$50.00
	ACT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
50550-00 - Corp Annual Licens	BUD	\$0.00	\$0.00	\$0.00	\$12.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$12.00	\$12.00
	ACT	\$0.00	\$0.00	\$0.00	\$0.00	\$12.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$12.00	\$12.00
50750-00 - Social Activity &	BUD	\$20.83	\$20.83	\$20.83	\$20.83	\$20.83	\$20.83	\$20.83	\$20.83	\$20.83	\$20.83	\$20.83	\$20.87	\$250.00	\$250.00
	ACT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
50850-00 - Education, Board	BUD	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	\$150.00	\$150.00
	ACT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$162.00	\$0.00	\$162.00	\$162.00
50950-00 - Administrative, O	BUD	\$62.50	\$62.50	\$62.50	\$62.50	\$62.50	\$62.50	\$62.50	\$62.50	\$62.50	\$62.50	\$62.50	\$62.50	\$750.00	\$750.00
	ACT	\$187.50	\$56.00	\$58.00	\$56.00	\$56.00	\$55.00	\$56.00	\$56.00	\$55.00	\$57.00	\$190.16	\$125.54	\$1,008.20	\$1,008.20
Building Maintenance															
60050-00 - Plumbing Maintena	BUD	\$20.83	\$20.83	\$20.83	\$20.83	\$20.83	\$20.83	\$20.83	\$20.83	\$20.83	\$20.83	\$20.83	\$20.87	\$250.00	\$250.00
	ACT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
60100-00 - Electrical Mainte	BUD	\$20.83	\$20.83	\$20.83	\$20.83	\$20.83	\$20.83	\$20.83	\$20.83	\$20.83	\$20.83	\$20.83	\$20.87	\$250.00	\$250.00
	ACT	\$0.00	\$0.00	\$0.00	\$250.53	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$250.53	\$250.53
60200-00 - Roof Maintenance	BUD	\$0.00	\$0.00	\$0.00	\$2,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,500.00	\$0.00	\$0.00	\$5,000.00	\$5,000.00
	ACT	\$0.00	\$0.00	\$0.00	\$2,013.44	\$0.00	\$0.00	\$3,946.80	(\$2,071.80)	\$0.00	\$0.00	\$0.00	\$0.00	\$3,888.44	\$3,888.44
60250-00 - Gutter Cleaning &	BUD	\$0.00	\$0.00	\$0.00	\$5,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,000.00	\$5,000.00
	ACT	\$0.00	\$553.86	\$0.00	\$4,668.40	\$0.00	\$0.00	\$5,390.00	(\$2,596.60)	\$0.00	\$0.00	\$0.00	\$0.00	\$8,015.66	\$8,015.66
60550-00 - Dryer Vent Cleani	BUD	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	ACT	\$0.00	\$0.00	\$1,320.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,320.00	\$1,320.00
60800-00 - Pest Control	BUD	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$3,000.00	\$3,000.00
	ACT	\$132.00	\$0.00	\$548.90	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$680.90	\$680.90
60900-00 - Building/Structur	BUD	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$1,200.00	\$1,200.00
	ACT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,532.53	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,532.53	\$6,532.53
60950-00 - General Maintenan	BUD	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$1,500.00	\$1,500.00
	ACT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$28.37	\$86.94	\$115.31	\$115.31

Sundance Park Condominium Association
Budget Comparison Report - 12 Months
1/1/2018 - 12/31/2018

Top line is budget

Bottom line is actual

Account		Jan 2018	Feb 2018	Mar 2018	Apr 2018	May 2018	Jun 2018	Jul 2018	Aug 2018	Sep 2018	Oct 2018	Nov 2018	Dec 2018	Yr To Date	Annual Budget
Grounds Maintenance															
68050-00 - Landscape Mainten	BUD	\$1,980.00	\$1,980.00	\$1,980.00	\$1,980.00	\$1,980.00	\$1,980.00	\$1,980.00	\$1,980.00	\$1,980.00	\$1,980.00	\$1,980.00	\$1,980.00	\$23,760.00	\$23,760.00
	ACT	\$1,980.00	\$1,980.00	\$1,980.00	\$1,980.00	\$1,980.00	\$1,980.00	\$1,980.00	\$1,980.00	\$1,980.00	\$1,980.00	\$1,980.00	\$1,980.00	\$23,760.00	\$23,760.00
68100-00 - Landscape Mainten	BUD	\$0.00	\$0.00	\$0.00	\$150.00	\$0.00	\$0.00	\$150.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$300.00	\$300.00
	ACT	\$0.00	\$0.00	\$0.00	\$132.00	\$132.00	\$0.00	\$132.00	\$0.00	\$0.00	\$0.00	\$0.00	\$968.00	\$1,364.00	\$1,364.00
68150-00 - Landscape, Bark /	BUD	\$191.67	\$191.67	\$191.67	\$191.67	\$191.67	\$191.67	\$0.00	\$1,149.98	\$0.00	\$0.00	\$0.00	\$0.00	\$2,300.00	\$2,300.00
	ACT	\$0.00	\$0.00	\$0.00	\$0.00	\$2,431.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,431.00	\$2,431.00
68200-00 - Landscape, Season	BUD	\$29.17	\$29.17	\$29.17	\$29.17	\$29.17	\$29.17	\$29.17	\$29.17	\$29.17	\$29.17	\$29.17	\$29.13	\$350.00	\$350.00
	ACT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$858.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$858.00	\$858.00
68300-00 - Landscape, Irriga	BUD	\$70.83	\$70.83	\$70.83	\$70.83	\$70.83	\$70.83	\$425.02	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$850.00	\$850.00
	ACT	\$0.00	\$0.00	\$0.00	\$0.00	\$1,485.00	\$0.00	\$0.00	\$300.00	\$0.00	\$0.00	\$350.00	\$0.00	\$2,135.00	\$2,135.00
68400-00 - Drainage Repair /	BUD	\$0.00	\$0.00	\$0.00	\$550.00	\$0.00	\$0.00	\$0.00	\$0.00	\$450.00	\$0.00	\$0.00	\$0.00	\$1,000.00	\$1,000.00
	ACT	\$0.00	\$0.00	\$0.00	\$558.45	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$558.45	\$558.45
Operations															
54150-00 - Insurance, CGL -	BUD	\$1,358.33	\$1,358.33	\$1,358.33	\$1,358.33	\$1,358.33	\$1,358.33	\$1,358.33	\$1,358.33	\$1,358.33	\$1,358.33	\$1,358.33	\$1,358.37	\$16,300.00	\$16,300.00
	ACT	\$1,304.75	\$1,304.75	\$1,304.75	\$1,346.71	\$1,012.39	\$1,012.39	\$1,012.39	\$1,012.39	\$1,012.39	\$1,012.39	\$1,012.39	\$1,012.39	\$13,360.08	\$13,360.08
54400-00 - Bad Debt	BUD	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	ACT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$91.00	\$0.00	\$0.00	\$91.00	\$91.00
54450-00 - Master Associatio	BUD	\$1,080.00	\$1,080.00	\$1,080.00	\$1,080.00	\$1,080.00	\$1,080.00	\$1,080.00	\$1,080.00	\$1,080.00	\$1,080.00	\$1,080.00	\$1,080.00	\$12,960.00	\$12,960.00
	ACT	\$1,080.00	\$1,080.00	\$0.00	\$2,160.00	\$1,080.00	\$1,080.00	\$1,080.00	\$1,080.00	\$1,080.00	\$1,080.00	\$1,080.00	\$1,080.00	\$12,960.00	\$12,960.00
Professional Services															
52000-00 - Community Managem	BUD	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$8,400.00	\$8,400.00
	ACT	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$8,400.00	\$8,400.00
52000-10 - Management Fees -	BUD	\$33.33	\$33.33	\$33.33	\$33.33	\$33.33	\$33.33	\$33.33	\$33.33	\$33.33	\$33.33	\$33.33	\$33.37	\$400.00	\$400.00
	ACT	\$20.00	\$100.00	\$0.00	\$0.00	\$150.00	\$0.00	\$50.00	\$50.00	\$0.00	\$0.00	\$0.00	\$20.00	\$390.00	\$390.00
52000-15 - Management Fees -	BUD	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.63	\$500.00	\$500.00
	ACT	\$50.00	\$50.00	\$150.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$60.00	\$50.00	\$710.00	\$710.00
52000-20 -															

Sundance Park Condominium Association
Budget Comparison Report - 12 Months
1/1/2018 - 12/31/2018

Top line is budget

Bottom line is actual

Account		Jan 2018	Feb 2018	Mar 2018	Apr 2018	May 2018	Jun 2018	Jul 2018	Aug 2018	Sep 2018	Oct 2018	Nov 2018	Dec 2018	Yr To Date	Annual Budget
Management Fees -	BUD	\$62.50	\$62.50	\$62.50	\$62.50	\$62.50	\$62.50	\$62.50	\$62.50	\$62.50	\$62.50	\$62.50	\$62.50	\$750.00	\$750.00
	ACT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
52000-25 - Management Fees -	BUD	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	\$150.00	\$150.00
	ACT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
52000-45 - Management Fees -	BUD	\$4.17	\$4.17	\$4.17	\$4.17	\$4.17	\$4.17	\$4.17	\$4.17	\$4.17	\$4.17	\$4.17	\$4.13	\$50.00	\$50.00
	ACT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$800.00	\$0.00	\$800.00	\$800.00
52000-90 - Management Fees -	BUD	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$1,500.00	\$1,500.00
	ACT	\$287.50	\$0.00	\$57.50	\$0.00	\$298.75	\$52.50	\$157.50	\$0.00	\$187.50	\$187.50	\$375.00	\$0.00	\$1,603.75	\$1,603.75
52100-00 - Audit and/or Tax	BUD	\$0.00	\$0.00	\$2,100.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,100.00	\$2,100.00
	ACT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
52200-00 - Collections	BUD	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$1,200.00	\$1,200.00
	ACT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
52200-30 - Collection, Manag	BUD	\$20.83	\$20.83	\$20.83	\$20.83	\$20.83	\$20.83	\$20.83	\$20.83	\$20.83	\$20.83	\$20.83	\$20.87	\$250.00	\$250.00
	ACT	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$40.00	\$25.00	\$25.00	\$25.00	\$25.00	\$0.00	\$290.00	\$290.00
52200-99 - Collections, Cont	BUD	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	ACT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$15.00)	\$0.00	\$0.00	\$0.00	\$0.00	(\$118.98)	(\$133.98)	(\$133.98)
52300-00 - Reserve Study Fee	BUD	\$0.00	\$0.00	\$1,200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,200.00	\$1,200.00
	ACT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,190.00	\$0.00	\$0.00	\$0.00	\$1,190.00	\$1,190.00
52350-00 - Engineering/Inspe	BUD	\$0.00	\$0.00	\$0.00	\$0.00	\$2,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,000.00	\$2,000.00
	ACT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Replacement Fund Expense 80000-00 - Reserve, Investme	BUD	\$869.40	\$0.00	\$0.00	\$869.40	\$0.00	\$0.00	\$869.40	\$0.00	\$0.00	\$869.40	\$0.00	\$0.00	\$3,477.60	\$3,477.60
	ACT	\$796.60	\$0.00	\$0.00	\$801.27	\$0.00	\$0.00	\$805.68	\$0.00	\$0.00	\$810.41	\$0.00	\$0.00	\$3,213.96	\$3,213.96
80200-00 - Reserve, Tree Rem	BUD	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	ACT	\$6,545.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,545.00	\$6,545.00
80570-00 - Reserve, Building	BUD	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	ACT	\$0.00	\$0.00	\$0.00	\$0.00	\$869.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,000.00	\$2,869.50	\$2,869.50

Sundance Park Condominium Association
Budget Comparison Report - 12 Months
1/1/2018 - 12/31/2018

Top line is budget

Bottom line is actual

Account		Jan 2018	Feb 2018	Mar 2018	Apr 2018	May 2018	Jun 2018	Jul 2018	Aug 2018	Sep 2018	Oct 2018	Nov 2018	Dec 2018	Yr To Date	Annual Budget
Site & Amenities Maintenance															
76400-00 - Lighting Maintena	BUD	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.63	\$500.00	\$500.00
	ACT	\$0.00	\$395.90	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$395.90	\$395.90
Taxes															
58200-00 - Federal Income Ta	BUD	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	ACT	\$0.00	\$0.00	\$482.00	\$0.00	\$0.00	\$460.00	(\$677.06)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$264.94	\$264.94
Transfers Expense															
90200-00 - Transfers to Repl	BUD	\$1,666.67	\$1,666.67	\$1,666.67	\$1,666.67	\$1,666.67	\$1,666.67	\$1,666.67	\$1,666.67	\$1,666.67	\$1,666.67	\$1,666.67	\$1,666.63	\$20,000.00	\$20,000.00
	ACT	\$1,666.67	\$1,666.67	\$1,666.67	\$1,666.67	\$1,666.67	\$1,666.67	\$1,666.67	\$1,666.67	\$1,666.67	\$1,666.67	\$1,666.67	\$1,666.67	\$20,000.04	\$20,000.04
Utilities															
56050-00 - Gas & Electricity	BUD	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$1,200.00	\$1,200.00
	ACT	\$132.06	\$114.25	\$107.61	\$88.84	\$78.05	\$73.88	\$67.45	\$67.84	\$84.27	\$86.92	\$97.76	\$117.20	\$1,116.13	\$1,116.13
56200-00 - Water	BUD	\$1,333.33	\$1,333.33	\$1,333.33	\$1,333.33	\$1,333.33	\$1,333.33	\$1,333.33	\$1,333.33	\$1,333.33	\$1,333.33	\$1,333.33	\$1,333.37	\$16,000.00	\$16,000.00
	ACT	\$1,480.20	\$1,516.50	\$1,595.70	\$1,529.70	\$1,040.90	\$1,040.90	\$856.06	\$1,815.87	\$1,870.57	\$3,688.29	\$1,599.20	\$1,493.20	\$19,527.09	\$19,527.09
56210-00 - Water, Irrigation	BUD	\$466.67	\$466.67	\$466.67	\$466.67	\$466.67	\$466.67	\$466.67	\$466.67	\$466.67	\$466.67	\$466.67	\$466.63	\$5,600.00	\$5,600.00
	ACT	\$152.40	\$152.40	\$152.40	\$152.40	\$2,566.28	\$1,028.27	\$2,462.40	\$1,667.55	\$2,315.05	(\$3,142.25)	\$268.95	\$152.40	\$7,928.25	\$7,928.25
56250-00 - Sewer	BUD	\$2,208.33	\$2,208.33	\$2,208.33	\$2,208.33	\$2,208.33	\$2,208.33	\$2,208.33	\$2,208.33	\$2,208.33	\$2,208.33	\$2,208.33	\$2,208.37	\$26,500.00	\$26,500.00
	ACT	\$2,044.38	\$2,074.23	\$2,345.58	\$2,133.57	\$152.40	\$2,061.64	\$2,396.85	\$2,212.20	\$2,288.33	\$3,817.39	\$2,278.67	\$2,037.25	\$25,842.49	\$25,842.49
Miscellaneous															
99100-00 - Contingency	BUD	\$166.67	\$166.67	\$166.67	\$166.67	\$166.67	\$166.67	\$166.67	\$166.67	\$166.67	\$166.67	\$166.67	\$166.63	\$2,000.00	\$2,000.00
	ACT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL EXPENSE	BUD	\$13,312.73	\$12,443.33	\$15,743.33	\$21,524.73	\$14,443.33	\$12,443.33	\$13,625.25	\$13,330.81	\$12,630.83	\$15,550.23	\$12,180.83	\$12,180.87	\$169,409.60	\$169,409.60
	ACT	\$18,680.16	\$11,772.06	\$12,546.44	\$20,318.14	\$15,797.90	\$12,151.45	\$28,696.75	\$8,022.73	\$14,515.38	\$12,117.79	\$12,691.10	\$13,377.09	\$180,686.99	\$180,686.99
NET INCOME	BUD	\$3,191.95	\$4,061.35	\$761.35	(\$5,020.05)	\$2,061.35	\$4,061.35	\$2,879.43	\$3,173.87	\$3,873.85	\$954.45	\$4,323.85	\$4,323.65	\$28,646.40	\$28,646.40
	ACT	(\$3,270.97)	\$4,240.97	\$5,522.58	(\$3,729.04)	(\$454.91)	\$4,761.26	(\$13,320.18)	\$7,986.57	\$3,447.05	\$4,677.13	\$2,683.59	\$3,548.20	\$16,092.25	\$16,092.25

**Annual Membership Meeting Minutes
Sundance Park Condominium Association**

Order: TFKGHNL3D
Address: 23869 NE 112th Cir
Order Date: 07-21-2020
Document not for resale
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**Sundance Park Condominium Association
Annual Meeting Minutes
Date: February 5, 2020
Location: Timberline Middle School
Library – 2nd floor
9900 Redmond Ridge Dr NE
Redmond, WA 98053**

DRAFT #2

Agenda Items	Minutes
1) Call to order	Called to order at 6:34 pm
2) Opening Business:	
a) Purpose of meeting	a) The purpose of the Annual Meeting was to review the business of 2019, approve the 2019 minutes and elect two board members.
b) Conduct of meeting	b) The meeting was conducted under the provisions of Robert's Rule of Order.
3) Roll Call/ Establish Quorum/Introductions	All homeowners present had signed in on the attendance forms prior to the start of the meeting. The 25% quorum was established by 15 homeowners being present and 8 proxies. We then went around the room and introduced ourselves.
4) Proof of Notice of Meeting	Chelsea Webster, Trestle Community Management, noted for the record that notice of the meeting was mailed to all owners on January 16, 2020.
5) Approval of March 11, 2019 Annual Meeting Minutes	MSA to waive reading of the March 11, 2019 Minutes. A vote was then taken and Minutes were approved.
6) New Business:	
a) Report of Officers	a) -- Mary Jo covered what had been accomplished overall – building envelope inspection, all roofs were inspected and roof vents replaced where necessary (many had been improperly installed initially), trees stumps removed, 3 new private property signs, snow removal, Home Rules were revised and distributed. -- Janey reviewed the financials. We were over budget on administrative costs, insurance & taxes. We saved money on the irrigation water due to Kevin Mihata's diligent efforts for turning system off and on.

b) Board Election	b) Floor was opened for nominations. Lynn Hively was on the ballot. Ray Ashley was nominated. No further nominations. Ballots were counted by Chelsea Webster - Lynn and Ray were approved.
c) 2020 Goals	c) Belly bands to be replaced, gutters-everyone to be done once a year, greenbelt areas to be done twice a year, dryer vents to be cleaned this year.
d) Volunteer Recognition	d) -- Social committee New Items -- Seahawks Tailgate, and New York New Year's Eve -- Maintenance items, etc. -- Kevin Mihata (for 13 years) & Ken Maki -- Susan Mihata -- welcome packages, photos on our web site, safety preparedness, SDP directory.
7) Q & A Session	Chelsea Webster spoke about individual insurance (HO6) that we all need to carry. The HOA has a \$10,000 deductible. She suggested we review our own insurance to see what's covered such as Loss of Use. Chelsea also indicated that according to our Declarations each Unit Owner shall notify the Board of all improvements made if they exceed \$1,000.
8) Adjournment	Meeting adjourned at 7:40 pm

Respectfully submitted,
Lynn Hively,
Secretary

Articles of Incorporation
Sundance Park Condominium Association

Order: TFKGHNL3D
Address: 23869 NE 112th Cir
Order Date: 07-21-2020
Document not for resale
HomeWiseDocs

UNITED STATES OF AMERICA

The State of Washington

Secretary of State



I, **SAM REED**, Secretary of State of the State of Washington and custodian of its seal,
hereby issue this

CERTIFICATE OF INCORPORATION

to

SUNDANCE PARK CONDOMINIUM ASSOCIATION

a/an WA Non-Profit Corporation. Charter documents are effective on the date indicated
below.

Date: 5/5/2006

UBI Number: 602-612-244

APPID: 561933



Given under my hand and the Seal of the State
of Washington at Olympia, the State Capital

Sam Reed, Secretary of State

Order: TFKGHNL3D
Address: 23869 NE 112th Cir
Order Date: 07-21-2020
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602 612 244

05/05/2006 838243
\$50.00 Check #9196
Tracking ID:
1099349
Doc No: 838243-001

FILED
SECRETARY OF STATE
SAM REED

MAY 5, 2006

STATE OF WASHINGTON

ARTICLES OF INCORPORATION

OF

SUNDANCE PARK CONDOMINIUM ASSOCIATION A Washington Nonprofit Corporation

The undersigned, acting as incorporator of a corporation under the Washington Nonprofit Corporation Act, Ch. 24.03 RCW, adopts the following Articles of Incorporation:

ARTICLE 1

Name

The name of this corporation shall be Sundance Park Condominium Association.

ARTICLE 2

Duration

The duration of this corporation shall be perpetual.

ARTICLE 3

Purposes

The purposes for which the corporation is organized are to provide an entity pursuant to the Washington Condominium Act (Ch. 64.34 RCW), hereinafter called the "Condominium Act," for the operation of Sundance Park, a Condominium, located in King County, Washington, and to engage in all such activities as are incidental or conducive to the attainment of the objectives of the corporation and all activities which are permitted to be done by a nonprofit corporation under any laws that may now or hereafter be applicable or available to this corporation. The powers of this corporation shall be subject to and shall be exercised in accordance with the provisions of the Declaration for Sundance Park, a Condominium, filed with the Recorder of King County, Washington, under File No. _____, as it may from time to time be amended, hereinafter referred to as the "Declaration."

ARTICLE 4

Dissolution

On dissolution or final liquidation of the corporation, the assets of the corporation shall be distributed among the members of the corporation in accordance with the Declaration and the Condominium Act.

ARTICLE 5

Members

The corporation shall have one class of members, which shall consist of the owners of the units of Sundance Park, a Condominium.

ARTICLE 6
Registered Office and Agent

The address of the initial registered office of the corporation is 12931 NE 126th Place, Building B1, Kirkland, Washington 98034, and the name of the initial registered agent at such address is SSHI LLC.

ARTICLE 7
Directors

The number of directors of this corporation shall be fixed by the bylaws and may be increased or decreased from time to time in the manner specified therein. The initial board of directors shall consist of three (3) directors. The names and addresses of the persons who shall serve as directors until the first meeting of the members and until their successors are elected and qualify, unless they resign or are removed, are:

<u>NAME</u>	<u>ADDRESS</u>
Liza Lange	12931 NE 126th Place, Building B1 Kirkland, Washington 98034
Rick Lawton	12931 NE 126th Place, Building B1 Kirkland, Washington 98034
Dan Lungren	12931 NE 126th Place, Building B1 Kirkland, Washington 98034

ARTICLE 8
Indemnification

To the full extent permitted by the Washington Nonprofit Corporation Act, each member of the board of directors, each member of a corporation committee, each officer of the corporation, the Declarant who filed the Declaration, and the managing agent of Sundance Park, a Condominium, shall be indemnified by the corporation against all expenses and liabilities, including attorneys' fees reasonably incurred by or imposed in connection with any proceeding to which such person may be a party, or in which such person may become involved, by reason of holding or having held such position, or any settlement thereof, whether or not such person holds such position at the time such expenses or liabilities are incurred, except to the extent such expenses or liabilities are covered by insurance and except in such cases wherein such person is adjudged guilty of willful misfeasance in the performance of such person's duties; provided, that in the event of a settlement, the indemnification shall apply only when the board of directors approves such settlement and reimbursement as being for the best interests of the corporation.

Any indemnification provided under this Article shall, unless limited by the terms of the undertaking to indemnify, continue as to a person who has ceased to be a director, officer, employee or agent and shall inure to the benefit of his or her heirs, executors and administrators.

Any repeal or modification of this Article by the directors or members of the corporation shall not adversely affect any right or protection of any individual who is or was a director or officer of the corporation existing at the time of such repeal or modification.

ARTICLE 9
Incorporator

The name and address of the incorporator are:

J. Matthew Farris
12931 NE 126th Place, Building B1
Kirkland, Washington 98034

EXECUTED on May 4, 2006.

INCORPORATOR:


J. MATTHEW FARRIS

CONSENT TO SERVE AS REGISTERED AGENT

SSHII LLC hereby consents to serve as Registered Agent, in the State of Washington, for the following corporation:

Sundance Park Condominium Association

I understand that as agent for the corporation, it will be my responsibility:

1. To receive service of process in the name of the corporation;
2. To forward all mail to the corporation; and
3. To immediately notify the office of the Secretary of State in the event of my resignation, or of any changes in the registered office address of the corporation for which I am agent.

DATED this 4th day of May, 2006.

SSHII LLC, a Delaware limited liability company

By J. Matthew Farris
J. Matthew Farris, President

12931 NE 126th Place, Building B1
Kirkland, Washington 98034

Board Meeting Minutes
Sundance Park Condominium Association

Order: TFKGHNL3D
Address: 23869 NE 112th Cir
Order Date: 07-21-2020
Document not for resale
HomeWiseDocs

Mission Statement – To efficiently manage the affairs of the Association by the establishment of goals to continually improve relationships and communication between the board and homeowners and by uncompromising efforts to maintain, enhance and protect the value of the community.

Sundance Park Condominium Association

Minutes

Date: Tuesday, June 23, 2020, 10:30am

Location: Virtual Board Meeting

NE 112th Circle

Redmond, WA 98053

Agenda Item	Minutes
In attendance	Janey Crowe, Ken Maki, Lynn Hively, Mary Jo Eland, Ray Ashley and Chelsea Webster, Association Manager
1) Call to Order	Meeting called to order at 10:36 am
2) Approval of Agenda	Agenda approved via e-mail
3) Approval of Minutes from May 18, 2020 board meeting	Minutes were approved via e-mail. MSA to ratify the minutes.
4) President's report	None
5) Treasurer's report	Net income for May exceeded net expenditures by approximately \$940 and YTD income exceeded expenses by \$6,200.
6) Old Business:	
A) Landscaping/Maintenance	a) Gutter cleaning – South and West side up to and Pat McColly's done twice a year-schedule for June; all others done once a year-will be scheduled in fall. Scheduled for July 17th, contractor is Master Butler. b) Gutter screen needs to be removed at (23848-2) Julia Brown's DONE c) O/S faucet along 113 th still leaking at Ann Anderson's (23868-1). Ken will fix. PENDING
B) Back side gutter problem Gene Garat's rental (23889-2)	This is the inside corner of gutter. Whole gutter needs to be replaced. RW Anderson will repair as a punch list item.
C) Damage to area by Wandler's house (23833) when vehicle did not stop at the stop sign.	Tree has now been moved and check has been received from Cade. This is completed.
D) Construction project RW Anderson	Ongoing. Mary Jo will send a memo to community with an update.
7) New Business:	
A) Landscaping/Maintenance	a) Pressure washing sidewalks and driveways – wait until August to send memo to community. b) Crumbling sidewalk leading to driveways for 23897 1 & 2. We will fix. Check for crack sealer. c) Yellow paint needs refreshing. We will fix. d) Need to inventory the shed and create a waiver form to be signed by persons checking out the community tools.

Order: TFCG 07-21-2020
Address: 20000 NE 112th Cir
Order Date: 07-21-2020
Document not for resale
HomeWiseDocs

B) Insurance-separate deductible (\$10,000)	Ray will contact our insurance broker.
C) Trestle – investment account report	This is Trestle’s standard format. Leave as is.
D) Berman (23881-3) Satellite dish	Mary Jo will write up a notice to Howard and Chelsea will cut and paste and send e-mail format and snail mail.
E) Insurance deductible	Duplicate item already covered.
F) Inventory, sign out sheet and waiver forms	Lynn will create.
8) Schedule next board meeting	July 20, 2020 1:00 pm
9) Adjournment	Meeting adjourned at 11:54 am.

Respectfully submitted,

Lynn A. Hively
Secretary

Issues carried over or tabled for future discussion:

1. Peeling paint by Mary Miller’s (23884-1) deck (along Eastridge)
2. James Reinnholdt (23881-1) – plant trees/bushes like at Lynn’s (23868-2)
3. Susan’s emergency preparedness – schedule middle of 2020 - will request RSVP

Mission Statement – To efficiently manage the affairs of the Association by the establishment of goals to continually improve relationships and communication between the board and homeowners and by uncompromising efforts to maintain, enhance and protect the value of the community.

Sundance Park Condominium Association

Minutes

Date: Monday, May 18, 2020, 1:00pm

Location: Virtual Board Meeting

NE 112th Circle

Redmond, WA 98053

Agenda Item	Minutes
In attendance	Janey Crowe, Ken Maki, Lynn Hively, Mary Jo Eland, and Ray Ashley
Others in attendance	Kevin Mihata; Chelsea Webster, Association Manager
1) Call to Order	Meeting called to order at 1:15 pm
2) Approval of Agenda	Agenda approved via e-mail
3) Approval of Minutes from April 20, 2020 board meeting	Minutes were approved via e-mail. MSA to ratify the minutes.
4) Trestle Report by Chelsea Webster A) Covid 19 B) Trestle billing issues C) RW Anderson – next steps D) Dryer vent cleaning – how did it go (Chelsea left the meeting following this Trestle Report.)	a) No insurance coverage b) Discussed c) RW Anderson – scheduled to start in June d) Done and it went well e) Chelsea suggested we publish a meeting schedule with action points to the community before the meeting f) Chelsea has had no communication from Mihata's insurance agent
5) President's report	Discussed scope of work for RW Anderson included Kevin in discussion
6) Treasurer's report	\$49,836 cash in reserve acct. HSBC called \$2,000 CD maturing in 2028. Operating cash acct at \$22,336, net income for April at \$2,321; The yearly budget of \$1,500 for management fees-hourly has been exceeded
7) Old Business:	
A) Landscaping/Maintenance	a) Damage to garage door Gene Garat's rental - (23889-2) – Mary Jo will take photo - Done b) Phyllis Kroeger (23869-2) wants shrub along driveway trimmed. Ken will alert Harry. Ken has alerted Harry. c) Gutter cleaning – South and West side up to and Pat McColly's done twice a year-schedule for June; all others done once a year-will be scheduled in fall. d) Ants – Budgeted \$1,000 for pest control. MSA to schedule in May (not when raining). Mary Jo will

	schedule. Put on hold for now since no new reports of ants. e) Power washer report-Ken reported on new power washer.
B) Master Insurance Policy	Chelsea will send a reminder e-mail to the community regarding the change in insurance deductible. Done
C) Returning area between 23889 units 1 & 2 to original state (before tomato plants)	Ray will transplant some of the periwinkle from area by his sidewalk. Gene indicated a problem on the back side that has not been fixed. We were unaware and will check with Ken and Kevin. This is the inside corner of gutter. Whole gutter needs to be replaced. Ask RW Anderson to repair when they are on-site. PLANTS - MARY JO WILL CHECK WITH TONYA SINCE SHE HAS APPARENTLY PURCHASED SOME PLANTS. Done THE GUTTER REPAIR IS PENDING
D) Damage to area by Wandler's house (23833) when vehicle did not stop at the stop sign.	Tree has not been relocated. Chelsea will send reminder e-mail. Ken will check.
E) Trestle Community Management	a) Chelsea needs email addresses for: 1. Isabelo Chavez (unit 1) 2. Jim Shun-Chi (unit 12) 3. Nicki Woods (unit 20) 4. Helen Johnson's Daughter- Judith Johnson (unit 26) Lynn to handle getting email addresses to Chelsea. Done b) Trestle has a plan in place for deferring payments due to COVID 19
F) Dryer vent cleaning - exterior	Janey will schedule Dryer Vent Solutions. Done
8) New Business:	
A) Landscaping/Maintenance	a) Eastside Exterminators missed areas at Julia Brown's (23848-2) – Done; gutter screen to be removed b) O/S faucet along 113 th still leaking Ann Anderson's (23868-1) was supposed to be fixed last year. Ken will fix
B) Sign new banking forms: 1) Resolution 2) Attachment A 3) Letter of Instruction to Ameritrade	Lynn prepared forms at Ray's request. Done and Ray has collected necessary signatures.
C) Trestle Supplemental billing	
D) Construction project RW Anderson	Settle on scope of project. Scheduled to start June 15th
E) Old pressure washer to Kevin Mihata	Donate old broken pressure washer to Kevin. MSA
9) Schedule next board meeting	June 23, 2020, 10:30 am (Janey will be joining from out of town)
10) Adjournment	Meeting adjourned at 2:38 pm

Respectfully submitted,
Lynn A. Hively

Order: TFKGHNL3D
Address: 23869 NE 112th Cir
Order Date: 07-21-2020
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Secretary

Issues carried over or tabled for future discussion:

1. Peeling paint by Mary Miller's (23884-1) deck (along Eastridge)
2. James Reinnholdt (23881-1) – plant trees/bushes like at Lynn's (23868-2)
3. Susan's emergency preparedness – schedule middle of 2020 - will request RSVP

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Sundance Park Condominium Association

Minutes

Date: Monday, April 20, 2020, 1:00pm

Location: Virtual Board Meeting

NE 112th Circle

Redmond, WA 98053

Agenda Item	Minutes
In attendance	Janey Crowe, Ken Maki, Lynn Hively, Mary Jo Eland , Ray Ashley and Chelsea Webster, Association Manager
1) Call to Order	Meeting called to order at 1:15 pm
2) Approval of Agenda	Agenda approved via e-mail
3) Approval of Minutes from March 23, 2020 board meeting	Minutes were approved via e-mail. MSA to ratify the minutes.
4) President's report	None
5) Treasurer's report	March landscape bill not received. YTD revenue exceeded expenses by \$2,700.
6) Old Business:	
A) Landscaping/Maintenance	a) Final walk through for Eastside Exterminators is scheduled for April 2 & 3, 2020. DONE b) Damage to garage door Gene Garat's rental - (23889-2) – Mary Jo will take photo c) Phyllis Kroeger (23869-2) wants shrub along driveway trimmed. Ken will alert Harry.
B) Master Insurance Policy/ Home Rules update	Deductible changed from \$10,000 to \$25,000. Lynn is updating Home Rules. Chelsea will send letter. DONE. Chelsea will send a reminder e-mail.
C) Returning area between 23889 units 1 & 2 to original state (before tomato plants)	Ray will transplant some of the periwinkle from area by his sidewalk. Gene indicated a problem on the back side that has not been fixed. We were unaware and will check with Ken and Kevin. This is the inside corner of gutter. Whole gutter needs to be replaced. Ask RW Anderson to repair when they are on-site. PLANTS - MARY JO WILL CHECK WITH TONYA SINCE SHE HAS APPARENTLY PURCHASED SOME PLANTS. THE GUTTER REPAIR IS PENDING
D) Damage to area by Wandler's house (23833) when vehicle did not stop at the stop sign.	Tree has not been relocated. Chelsea will send reminder e-mail.
E) Christmas lights	The lights are no longer up at Daste's (23860-2). DONE

Order: TFKL3D

Address: 23869 NE 112th Cir

Order Date: 07-21-2020

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F) Obsidian Investment Advisors LLC	It was MSA to terminate our relationship with Obsidian. Ray handled. New documents needed with Ameritrade. Account has been transferred from Dallas, TX to retail in Redmond, WA. Mary Jo to meet with Ray regarding signatures.
G) Power washing driveways	Our power washer is broken. MSA to have Ken purchase new pressure washer. Janey will power wash the circle and work on the sidewalks around our circle. Some neighbors have hired Master Butler power wash their driveways and patios.
9) New Business:	
A) Landscaping/Maintenance	a) Gutter cleaning – South and West side up to and Pat McColly’s done twice a year; all other done once a year b) Ants – Budgeted \$1,000 for pest control. MSA to schedule in May (not when raining). Mary Jo will schedule. c) Been overpaying sales tax on landscaping. Harry had been made aware that the tax should be 8.6%. Harry will go back to the state for reimbursement. Can only go back three years.
B) RW Anderson Services	Repairs identified by Amento – Waiting for additional information.
C) Trestle Community Management	a) Chelsea needs email addresses for: 1. Isabelo Chavez (unit 1) 2. Jim Shun-Chi (unit 12) 3. Nicki Woods (unit 20) 4. Helen Johnson’s Daughter- Judith Johnson (unit 26) Lynn to handle getting email addresses to Chelsea. b) Trestle has a plan in place for deferring payments due to COVID 19
D) Dryer vent cleaning	Janey will schedule Dryer Vent Solutions.
10) Schedule next board meeting	May 18, 2020, 1:00 pm
11) Adjournment	Meeting adjourned at 2:51 pm

Respectfully submitted,

Lynn A. Hively
Secretary

Issues carried over or tabled for future discussion:

1. Peeling paint by Mary Miller’s (23884-1) deck (along Eastridge)
2. James Reinholdt (23881-1) – plant trees/bushes like at Lynn’s (23868-2)
3. Susan’s emergency preparedness – schedule middle of 2020 - will request RSVP

Order: TFKGHNL3D
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Mission Statement – To efficiently manage the affairs of the Association by the establishment of goals to continually improve relationships and communication between the board and homeowners and by uncompromising efforts to maintain, enhance and protect the value of the community.

Sundance Park Condominium Association

Minutes

Date: Monday, March 23, 2020, 1:00pm

Location: Virtual Board Meeting

NE 112th Circle

Redmond, WA 98053

Agenda Item	Minutes
Others in attendance	Sean Hughes, RW Anderson, Services and Chelsea Webster, Association Manager
In attendance	Janey Crowe, Ken Maki, Lynn Hively, Mary Jo Eland and Ray Ashley
Repairs from Amento report	Sean Hughes, RW Anderson, presented his proposal for repairs. MSA to proceed.
1) Call to Order	Meeting called to order at 1:38pm
2) Approval of Agenda	Agenda approved via e-mail
3) Approval of Minutes from February 5, 2020 brief board meeting following Annual Meeting	Minutes were approved via e-mail. MSA to ratify the minutes.
4) Approval of Minutes from February 24, 2020 board meeting	Minutes were approved via e-mail. MSA to ratify the minutes.
5) Approval of Special Board Meeting Minutes from March 13, 2020	Minutes were approved via e-mail. MSA to ratify the minutes.
6) President's report	Thank you to Chelsea for setting up the virtual meeting.
7) Treasurer's report	We are ahead of the budget bottom line by \$374.
8) Old Business:	
A) Landscaping/Maintenance	Eastside Exterminators started work today (3 trucks) plugging the entrances of rats. They are scheduled for three days. Two units (23884-2 & 23856-2) unable to access. Ken is following up. Final walk through for Eastside Exterminators is scheduled for April 2 & 3, 2020.
B) Master Insurance Policy	Deductible changed from \$10,000 to \$25,000. Lynn is updating Home Rules.
C) Returning area between 23889 units 1 & 2 to original state (before tomato plants)	Ray will transplant some of the periwinkle from area by his sidewalk. Gene indicated a problem on the back side that has not been fixed. We were unaware and will check with Ken and Kevin. This is the inside corner of gutter. Whole gutter needs to be replaced. Ask RW Anderson to repair when they are on-site.

Order: TFKS141233
Address: 23869 NE 112th Cir
Order Date: 07-21-2020
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D) Damage to area by Wandler's house (23833) when vehicle did not stop at the stop sign.	Chelsea will get a vendor to check for structural damage. Nothing has been done up to this point. Chelsea will have Amento check it out when they are on-site for the walk through with Sean Hughes, RW Anderson.
E) Damage to Mihata's house (23865-1)	Ken will have Kevin tell his insurance agent to contact Chelsea. Done
F) Christmas lights and tree	Chelsea recently sent an e-mail regarding the tree disposal and lights. Give it a bit more time. Janey and Mary Jo will talk to Daste's about the lights. Tree is gone. Lynn will check to see if lights still up.
G) Obsidian Investment Advisors LLC	It was MSA to terminate our relationship with Obsidian. Ray will handle. Done - we will be getting a refund of \$148. New documents needed with Ameritrade.
H) General Contractor search	WSCAI.org has a list if accredited vendors. Done.
I) Trees by Mary Miller's (23884-1)	Requests trimming (planted by Mary). This is Mary's responsibility. Mary Jo will handle. Ken handled with Harry.
9) New Business:	
A) Landscaping/Maintenance	a) Moles along sidewalk by Wandler's (23833). Done. b) Power washing driveways – tabled c) Damage to garage door at Gene Garat's rental (23889-2) - Mary Jo will take photo. d) Phyllis Kroeger (23869-2) wants shrub along driveway trimmed.
B) Trilogy what services available to SDP	Janey checking on what our dues to VARR cover - SDP has access to common areas including: pickle ball, tennis courts, lawn bowling, BBQ, and picnic tables. No reservations required.
C) Home Rules – updates required	a) Update insurance deductible to \$25,000 b) An owner needs to supply a copy of the lease and Owner Registration Form to the HOA Manager (Trestle Community Management) PRIOR to leasing. This is a request from Chelsea. c) NO bird feeders
10) Schedule next board meeting	April 20, 2020, 1:00 pm
11) Adjournment	Meeting adjourned at 3:05 pm

Respectfully submitted,

Lynn A. Hively
Secretary

Order: TFKGHNL3D
Address: 23869 NE 112th Cir
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Issues carried over from previous year:

1. Homeowners insurance – Chelsea will send letter
2. Peeling paint by Mary Miller's (23884-1) deck (along Eastridge)
3. James Reinnholdt (23881-1) – plant trees/bushes like at Lynn's (23868-2)
4. Susan's emergency preparedness – schedule middle of 2020 - will request RSVP

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**Sundance Park Condominium Association
Minutes**

Date: Monday, February 24, 2020, 1:00pm

Location: Ken Maki's Residence

23873-1 NE 112th Circle

Redmond, WA 98053

Agenda Item	Minutes
Others present	Ryan Stewart, The Partners Group, and Chelsea Websters, Association Manager
In attendance	Janey Crowe, Ken Maki, Lynn Hively, Mary Jo Eland and Ray Ashley
1) Insurance Agent: Ryan Stewart, The Partners Group	Ryan went over our insurance with us. After much discussion it was MSA to increase our deductible to \$25,000. This will require a change to the Home Rules and we should consult with an attorney to Restate a Declaration. The renewal date for our insurance is May 17, 2020.
2) Call to Order	Called to order at 2:11pm
3) Approval of Agenda	Agenda approved via e-mail
4) Approval of Minutes from January 27, 2020 board meeting	Minutes were approved via e-mail. MSA to Ratify the minutes.
5) President's report	Welcomed Ray Ashley as the HOA Treasurer
6) Treasurer's report	Our income exceeded expenses for January by \$64. There were no significant variances from budget except cumulatively we were under budget \$1,730.
7) Old Business:	
A) Landscaping/Maintenance	a) Plant trees/bushes by James Reinholdt (23881-1) planting like at Lynn's (23868-2). It was MSA that a planting like Lynn's would be done this year. Move to issues carried over from previous year. b) Remove bush concealing house # at Thiemes' (23841-1). DONE
B) Susan's emergency preparedness	Several new owners I community – will request RSVP – Mary Jo spoke to Susan and she will do it – reschedule for middle of 2020.
C) Master Insurance Policy	Janey is researching changing the policy deductible. Chelsea is checking the governing documents. See item 1.

Order: TFKSHNL3D
Address: 23869 NE 112th Cir
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D) Returning area between 23889 units 1 & 2 to original state (before tomato plants)	Mary Jo will contact Gene Garat, owner of the unit. Ken placed orange cones in the ditch. Mary Jo will contact Gene Garat again. DONE. Ray will transplant some of the periwinkle from area by his sidewalk. Gene indicated a problem on the back side that has not been fixed. We were unaware and will check with Ken and Kevin. This is the inside corner of gutter. Ken will handle.
E) Edith Conway unit (23884-2)	Extensive remodel being done. Chelsea raised the issue that if plumbing and/or electrical work is being done they need prior approval from the Board. Chelsea has contacted the new homeowner.
F) Damage to area by Wandler's house (23833) when vehicle did not stop at the stop sign.	Chelsea will get a vendor to check for structural damage. Nothing has been done up to this point. Chelsea is handling this.
G) Damage to Mihata's house (23865-1)	Talk to Kevin when they get back from vacation. DONE (Ryan Stewart was notified of the coming claim.) Ken will have Kevin tell his insurance agent to contact Chelsea.
H) Christmas lights and tree	Chelsea recently sent an e-mail regarding the tree disposal and lights. Give it a bit more time. Janey and Mary Jo will talk to Daste's about the lights. The tree is gone.
8) New Business:	
A) Recap Annual Meeting	We had enough owners present and proxies to establish a quorum. The Timberline Middle School Library is on the 2 nd floor and there was confusion regarding elevator access. Future meetings will be held at the Woodinville Library (no stairs involved). We will arrange car pools if necessary.
B) Investment account with Obsidian	Ray spoke with Obsidian regarding services rendered versus services performed. MSA to change to \$200.00 per hour rate for services performed.
C) General Contractor search	WSCAI.org has a list of accredited vendors
D) Landscaping/Maintenance	Street light by circle is out
E) Trees by Mary Miller's (23884-1)	Requests trimming (planted by Mary). This is Mary's responsibility. Mary Jo will handle.
F) Pest control - Barbara Mayrand (23856-2)	Homeowner responsibility.
9) Schedule next board meeting	March 23, 2020, 1:00pm at Janey Crowe's residence.
10) Adjournment	Meeting adjourned at 3:26pm

Respectfully submitted,

Lynn A. Hively
Secretary

Order: TFKGHNL3D
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Issues carried over from previous year:

1. Homeowners insurance – Chelsea will send letter
2. Peeling paint by Mary Miller's (23884-1) deck (along Eastridge)
3. James Reinnholdt (23881-1) – plant trees/bushes like at Lynn's (23868-2)

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Sundance Park Condominium Association

Minutes

Board of Directors Meeting 1:00 pm

January 27, 2020

Location: Mary Jo Eland's residence

23897-3 NE 112th Circle

Redmond, WA 98053

Agenda Item	Minutes
In attendance	Janey Crowe, Lynn Hively, Mary Jo Eland, Pat McColly and Chelsea Webster, Association Manager
1) Call to Order	Called to order at 1:05pm
2) Approval of Agenda	Approved via e-mail
3) Approval of Minutes from November 21, 2019 board meeting	Minutes were approved via e-mail. MSA to ratify the minutes.
5) President's report	None
6) Treasurer's report: A) Sewer bill is \$1,000 more this month B) Master Assn. fees cover what? C) Move money (\$25,000) from cash reserve acct into a 1 year CD D) Trestle's management fee increase	a) Janey is checking on why unable to determine why but the bill is back to normal. b) Covers: Common area landscaping, lights, and insurance. Update: Janey will call Trilogy to check on the current amenities that are available to us. c) MSA Janey will check with Glenn at Obsidian on timing - mid-January a check was sent to TD Ameritrade in Dallas, TX. Apparently e-mails to Glenn at Obsidian were going to his spam folder d) Chelsea will check with Bob Brencic
7) Old Business:	
A) Landscaping/Maintenance	a) Plant trees/bushes by James Reinholdt (23881-1) planting like at Lynn's (23868-2) – It was MSA that a planting like Lynn's would be done this year. b) Christmas tree lights to see how many new strands we need, then schedule Harry to install. Harry has been scheduled. Update: Pat bought lights to replace those that were not working. Harry installed and then removed after the holidays.
B) Gutter cleaning – AA Window & Gutter	Blow debris, ignore moss at this time. Doing along western greenbelt and Pat McColly's westside. Ken will remove screens. Mary Jo will call on Monday. Update: This has been completed. It was decided that we would schedule again for April and have them check the rest of the complex.

Order: TFKGHNL3D

Address: 23869 NE 112th Cir

Order Date: 07-21-2020

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C) Susan's emergency preparedness	Several new owners in community – will request RSVP – Mary Jo spoke to Susan and she will do it – schedule for after first of the year.
D) Master Insurance Policy	Janey is researching changing the policy deductible. Chelsea is checking the governing documents.
E) Holiday decorations	Install 30 days before, take down 30 days after.
F) Returning area between 23889 units 1 & 2 to original state (before tomato plants)	Mary Jo will contact Gene Garat, owner of the unit. In the interim Ken will place orange cones in the ditch. Done. Mary Jo will contact Gene Garat again. Gene indicated a problem on the back side that has not been fixed. We were unaware and will check with Ken and Kevin.
G) Issues for Trestle	We need to communicate with Chelsea regarding upcoming projects and anticipated invoices. Done
8) New Business:	
A) Landscaping/Maintenance	a) Check damage from snow fall b) Remove bush concealing house # at Thiemes' (23841-1) c) Ken and Kevin to remove gutter screens
B) Snow removal	Picasso did a great job – no complaints
C) Judith Kinler's unit (23884-2)	Has sold – extensive remodel being done. Chelsea raised the issue that if plumbing and/or electrical work is being done they need prior approval from the Board.
D) Annual meeting prep	Covered the Agenda with Chelsea
E) Damage to area by Wandler's house (23833) when vehicle did not stop at the stop sign	Chelsea will get a vendor to check for structural damage. Nothing has been done up to this point.
F) Damage at Mihata's house (23865-1)	Talk to Kevin when they get back from vacation
G) Christmas lights and tree	Chelsea recently sent an e-mail regarding the tree disposal and lights. Give it a bit more time.
9) Schedule next board meeting	February 24, 2020 1:00 at Ken Maki's residence
10) Adjournment	Meeting adjourned at 3:20pm

Respectfully submitted,
Lynn A. Hively,
Secretary

Issues carried over to next year:

1. Homeowners insurance – Chelsea will send letter – hold till 2020
2. Peeling paint by Mary Miller's (23884-1) deck (along Eastridge)

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**Sundance Park Condominium Association
Minutes
Board of Directors Meeting after Budget Ratification Meeting
November 21, 2019
Location: Gaming Lounge
Reunion Apartments at Redmond Ridge
11505 Eastridge Dr NE
Redmond, WA 98053**

Agenda Item	Minutes
Others present	Chelsea Webster
In attendance	Janey Crowe, Ken Maki, Lynn Hively, Mary Jo Eland, and Pat McColly
1) Call to Order	Called to order at 6:48pm
2) Approval of Agenda	Agenda approved via e-mail
3) Approval of Minutes from October 21, 2019 board meeting	Minutes were approved via e-mail, MSA to ratify the minutes
4) Budget Ratification Meeting review	The Budget Ratification Meeting went well.
5) President's report	None
6) Treasurer's report: A) Sewer bill is \$1,000 more this month B) Master Assn. fees cover what? C) Move money (\$25,000) from cash reserve acct into a 1 year CD D) Trestle's management fee increase	a) Janey is checking on why. b) Chelsea is checking the governing documents. c) MSA Janey will check with Glenn at Obsidian on timing d) Chelsea will check with Bob Brencic
7) Old Business:	
A) Landscaping/Maintenance	a) Plant trees/bushes by James Reinnoldt (23881-1) planting like at Lynn's (23868-2) – It was MSA that a planting like Lynn's would be done this year. b) Back Flow testing - scheduled 10/31/19 by R.A. Brown - Done
B) Private property signs – move or get new signs	New signs have been received. Ken will install. Should be done by end of October. - Done
C) Damaged garage doors (23884-2)	Chelsea sent letter to Scott LaChute. Lynn will check to see if repairs have been made.
D) Gutter cleaning – AA Window & Gutter	Blow debris, ignore moss at this time. Doing along western greenbelt and Pat McColly's westside. Ken will remove screens. Mary Jo will call on Monday.

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E) Susan's emergency preparedness	Several new owners in community – will request RSVP – Mary Jo spoke to Susan and she will do it – schedule for January 2020
F) Trestle issues: 1. Move-in fees 2. Late fees 3. NW Maintenance invoice #8843, \$1706.00 should have been reserve rather than operating	Chelsea handled these items
8) New Business:	
A) Landscaping/Maintenance	Check Christmas tree lights to see how any new stands we need, then schedule Harry to install. Harry has been scheduled.
B) Master Insurance Policy	Janey is researching changing the policy deductible
C) King County Sheriff's Office	Cars along 113th
D) Holiday decorations	Install 30 days before, take down 30 days after
E) Returning area between 23889 units 1 & 2 to original state (before tomato plants)	Mary Jo will contact Gene Garat, owner of the unit. In the interim Ken will place orange cones in the ditch.
F) Issues for Trestle	We need to communicate with Chelsea regarding upcoming projects and anticipated invoices.
9) Schedule next board meeting	January 27, 2020, 1:00pm, at Mary Jo Eland's (skipping December)
10) Schedule annual meeting	February 5, 2020, check-in at 6:15pm, meeting at 6:30pm, location to be determined
11) Adjournment	Meeting adjourned at 8:06pm

Respectfully submitted,
Lynn A. Hively,
Secretary

Issues carried over to next year:

1. Homeowners insurance – Chelsea will send letter – hold till January
2. Peeling paint by Mary Miller's (23884-1) deck (along Eastridge)

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Sundance Park Condominium Association

Minutes

Board of Directors Meeting 1:00 pm

October 21, 2019

Location: Pat McColly's Residence

23844-1 NE 112th Circle

Redmond, WA 98053

Agenda Item	Minutes
Others present	Chelsea Webster, Association Manager, Roxanne Sepolen & Steve Barker, Budget committee
In attendance	Janey Crowe, Ken Maki, Lynn Hively, Mary Jo Eland, and Pat McColly
1) Call to Order	Called to order at 1:05pm
2) Approval of Agenda	Agenda approved via e-mail
3) Approval of Minutes from September 24, 2019 board meeting	Minutes approved via e-mail, MSA to ratify the minutes.
4) Budget review	After discussion the 2020 Budget was approved
5) President's report	None
6) Treasurer's report	Reviewed and discussed payables
7) Old Business:	
A) Building inspection – Amento Group	Mary Jo sent a letter to Ben at Amento thanking them for their services. The invoice will be paid Thursday.
B) Landscaping	Ken to follow up: a) There will be no price increase for 2020 by Harry. b) Level off stumps – Gentle Ben Services - Done c) Trim bush leaning over sidewalk on Eastridge - Done d) Mushrooms growing on west side of sidewalk between 23860-3 and 23868-1 – Mary Jo handled e) Plant trees/bushes by James Reinnoldt (23881-1) planting like at Lynn's (23868-2) Mary Jo will talk to Harry – Still needs to be done now.
C) Private property signs – move or get new signs	New signs have been received. Ken will install. Should be done by end of October.
D) 2020 budget – Chelsea will prepare the budget then we review it	Budget received and reviewed.
E) Damaged garage doors (23884-2)	Chelsea sent letter to Scott LaChute.
F) Gutters	Julia Brown - Ken will check. Done
G) Visitor Parking Enforcement	Dennis Duryea (Dianne Cox's friend). Mary Jo will talk to them. Done

Order: TFE 10/21/2019

Address: 23869 NE 112th Cir

Order Date: 07-21-2020

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H) Gutter cleaning – AA Window & Gutter	Blow debris, ignore moss at this time. Doing along western greenbelt and Pat McColly's westside.
8) New Business:	
A) Landscaping/Maintenance	a) Back Flow testing – scheduled 10/31/19 by R.A. Brown b) Debris on porch 23849-1 Bonnie Kacher - Done
B) Susan's emergency preparedness	Several new owners in community - will request RSVP – Mary Jo will talk to Susan - schedule for January 2020.
C) Trestle issues: 1. Move-in fees 2. Late fees 3. NW Maintenance invoice #8843, \$1706.00 should have been reserve rather than operating	Chelsea Webster will check on these items.
9) Budget ratification meeting	Looking into changing venue to Reunion. After confirmation Lynn will cancel the Woodinville Library 11/21/19 Room reserved 6:00 -9:00pm
10) Schedule next board meeting	Next meeting to follow Budget Ratification Meeting
11) Adjournment	Meeting adjourned at 3:25pm

Respectfully submitted,
Lynn A. Hively,
Secretary



Issues carried over to next year:

1. Homeowners insurance – Chelsea will send letter – hold till January
2. Peeling paint by Mary Miller's (23884-1) deck (along Eastridge)

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Sundance Park Condominium Association

Minutes

Board of Directors Meeting 1:00 pm

September 24, 2019

Location: Ken Maki's Residence

23873-1 NE 112th Circle

Redmond, WA 98053

Agenda Item	Minutes
Others present	Glenn Gregory, Obsidian Investment Advisers
In attendance	Janey Crowe, Ken Maki, Lynn Hively, Mary Jo Eland, and Pat McColly
1) Call to Order	Called to order at 1:03pm
2) Investment presentation	Glenn Gregory, Obsidian Investment Advisers, presented our investment package and gave us some suggestions on potential changes to be instituted. Glenn gave us valuable information. In future we can contact him directly. Affirmation 70-604 pay less than 30% in taxes.
3) Approval of Agenda	Agenda approved via e-mail
4) Approval of Minutes from August 20, 2019 board meeting	Minutes approved via e-mail were ratified.
5) President's report	None
6) Treasurer's report	Reviewed financials. Discussed areas to decrease spending.
7) Old Business:	
A) Building inspection – Amento Group	Mary Jo will send a letter to Ben at Amento thanking them for their services. Pat approved invoices on-line, Mary Jo will now send letter.
B) Landscaping	Ken to follow up: <ul style="list-style-type: none"> a) Ken will email Harry to get 2020 prices for budgeting purposes. b) Level off stumps – Gentle Ben Services will handle this, about 3 weeks out, MSA. Ken will follow up on status.
C) Snow plowing (Kevin Mihata's e-mail Domingo Lu)	Chelsea suggested Lonnie at Picasso Paving 425-287-2256. Janey spoke with him and will now turn info over to Steve and Kevin, snow removal committee.
D) Exterior faucets needing repair, Anderson (23868-1) and Mihata (23865-1), Schultz (23873-2), & possibly Hansen and Simpson (23861-2).	Ken will handle. Done.

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E) Develop list of preferred vendors	Work in progress – Lynn is working this. Send names and contact info to Lynn.
F) Phone tree	Ongoing - Mary Jo to talk to Ruthie Barker and Anne Anderson
G) Private property signs – move or get new signs	Signs have been ordered. Ken will install.
H) Peeling paint by Mary Miller's (23884-1) deck (along Eastridge)	Added to the list of repairs. Paint has been purchased. Mary's will be moved until spring. Unit 23897-1 found during buyer's inspection. - Done
I) Reserve Study	Board met and discussed. Pat spoke with the Reserve study people. Add \$13,000.00 to building inspection amount.
J) Homeowners insurance	Chelsea will send letter out. – Hold till January
K) 2020 budget – Chelsea will prepare the budget then we review it	Add line items for pest control, new BBQ and more chairs. Spreadsheet not received from Trestle. Pat will contact Chelsea.
L) CA day is October 5, 2019	Cancel if possible to get refund. Otherwise it's a go.
M) Meeting with investment people	Chelsea will schedule - Done
N) Emergency preparedness evaluation – of the community	Chelsea suggested ServePro, Lynnwood. This service is at no cost
8) New Business:	
A) Landscaping	a) Trim bush leaning over sidewalk on Eastridge b) Mushrooms growing on west side of sidewalk between 23860-3 and 23868-1 – Mary Jo will handle c) Plant trees/bushes by James Reinholdt (23881-1) planting like at Lynn's (23868-2) Mary Jo will talk to Harry.
B) Damaged garage doors	At 23884-2 (LaChute) both garage doors are dented. Mary Jo requested Chelsea send a letter – no response. Lynn to follow up.
C) Gutters	Julia Brown - Ken will check.
D) Visitor Parking Enforcement	Dennis Duryea (Dianne Cox's friend). Mary Jo will talk to them.
E) Gutter cleaning – AA Window & Gutter	Mary Jo is getting estimate
F) Judee Bird's gutter plugged by front door	Done
G) Susan's emergency preparedness	Several new owners in community - will request RSVP
9) Budget ratification meeting	Woodinville Library 11/21/19 Room reserved 6:00 - 9:00pm
10) Schedule next board meeting	October 21, 2019, 1:00pm, at Pat's home
11) Adjournment	Meeting adjourned at 3:55pm

Respectfully submitted,
Lynn A. Hively,
Secretary

Order: TEK2HNL3D
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**Sundance Park Condominium Association
Minutes**

**Board of Directors Meeting 1:00 pm
August 20, 2019**

**Location: Mary Jo Eland's Residence
23897-3 NE 112th Circle
Redmond, WA 98053**

Agenda Item	Minutes
In attendance	Janey Crowe, Ken Maki, Lynn Hively, Mary Jo Eland, Pat McColly and Chelsea Webster of Trestle Community Management.
1) Call to Order	Called to order at 1:02 pm
2) Approval of Agenda	Agenda approved via e-mail
3) Approval of Minutes from July 23, 2019 board meeting	Minutes approved via e-mail. Ratified.
4) President's report	None
5) Treasurer's report	- Did the payment for roof repair unit 22 get corrected to be paid from reserve rather than roof maintenance- DONE - Reviewed financials
6) Old Business:	
A) Building inspection – Amento Group invoices	Reviewed Amento's invoices. We will have to prioritize repairs. Mary Jo will send a letter to Ben at Amento thanking them for their services.
B) Landscaping	Ken to follow up: <ul style="list-style-type: none"> a) Signed current contract – Ken will email Harry – this is ongoing b) Level off stumps – Gentle Ben Services will handle this, about 3 weeks out, MSA c) Pots & trees where trees were removed – stumps to be handled first - ongoing d) Cut vegetation back away from buildings – Harry handling - ongoing
C) Snow plowing (Kevin Mihata's e-mail Domingo Lu)	Chelsea suggested Lonnie at Picasso Paving 425-287-2256. Janey will call him.

D) Exterior faucet repair Fowler's (23852-1) 113 th side, others needing repair, Anderson (23868-1) and Mihata (23865-1) & possibly Schultz (23873-2)	Fowler's – plumber completed Ken will handle the others including Jo Hansen and Jerry Simpson (23861-2).
E) Develop list of preferred vendors	Work in progress – Lynn is working this. Send names and contact info to Lynn. Chelsea will email list of vendors we have used.
F) Phone tree	Ongoing - Mary Jo to talk to Ruthie Barker and Anne Anderson
G) Private property signs – move or get new signs	Pat and Lynn contacted Fast Signs. Signage dark blue with white letters - NO Trespassing, No Soliciting, Private Property. Pat will place the order. MSA
H) Peeling paint by Mary Miller's (23884-1) deck (along Eastridge)	Added to the list of repairs. Paint has been purchased. Also unit 23897-1 found during buyer's inspection.
I) Reserve Study	Board met and discussed. Pat spoke with the Reserve study people. Add \$13,000.00 to building inspection amount.
J) Plugged gutters – everyone done once a year and those along greenbelt twice a year	Phyllis Kroeger (23869-2) along her garage and front porch - Ken will take a look- DONE
K) Homeowners insurance	Chelsea will send an e-mail to community
7) New Business:	
A) Landscaping	a. Karen Landino would like hedge along garage/sidewalk removed – cut back but not removed b. Judee Bird & Dianne Cox's porches haven't been blown (apparently an ongoing problem) – Ken will talk to the landscapers.
B) Building inspection – ongoing repairs	Dan Everts at Water Wise Roof Service completed the work under the projected time and budget.
C) E-mails	Start a new e-mail for each subject
D) New neighbors on the Ridge – increase in trash, noise and trespassing	Janey contacted Congresswoman Suzan Delbene's office for guidance - No response
E) Pest control	Ants again - being taken care in house as needed.
F) Peeling paint 2 patios	See item H under old business
G) Review Amento invoices	Reviewed and discussed. See item A under old business
H) 2020 budget – Chelsea will prepare the budget then we review it	Add line items for pest control, new BBQ and more chairs
I) CA day is October 5, 2019	Chelsea will register Janey, Ken and Mary Jo.
J) Meeting with investment people	Need to schedule – Chelsea will handle
K) Emergency preparedness evaluation - community	Chelsea suggested ServePro, Lynnwood. This service is at no cost
8) Budget ratification meeting	Woodinville Library 11/21/19 Lynn to reserve room
9) Schedule next board meeting	September 24, 2019, 1:00 pm at Pat McColly's
10) Adjournment	Adjourned at 3:38 pm

Respectfully submitted,

Lynn A. Hively,
Secretary

Items tabled until Fall:

1. Landscaping - Plant tree by James Reinnoldt (23881-1) planting like at Lynn's (23868-2)
2. Susan's emergency preparedness – Ongoing probably to be done in the fall – will request RSVP

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**Sundance Park Condominium Association
Minutes
Board of Directors Meeting 10:30 am
July 23, 2019
Location: Pat McColly's Residence
23844-1 NE 112th Circle
Redmond, WA 98053**

Agenda Item	Minutes
In attendance	Janey Crowe, Ken Maki, Lynn Hively, MaryJo Eland, Pat McColly
1) Call to Order	Called to order at 10:33 am
2) Approval of Agenda	Agenda was approved
3) Approval of Minutes from June 24, 2019 board meeting	Approved via e-mail
4) President's report	Recap of the July 20 th BBQ/Picnic – it was a success
5) Treasurer's report	- Payment for unit 22 roof repair get corrected to be paid from reserve rather than roof maintenance – this is ongoing - Reviewed financials
6) Old Business:	
A) Building inspection	We will have to review the report and prioritize repairs.
B) Landscaping	Ken to follow up: <ul style="list-style-type: none"> a) Signed current contract – Ken will email Harry - this is ongoing b) Level off stumps – Harry will arrange for someone else to facilitate this. c) Have hedges been trimmed by: completed <ul style="list-style-type: none"> 1. Electrical boxes by 23833 (Wandler's) 2. Kroeger's driveway (23869-2) d) Pots & trees where trees were removed – stumps to be handled first - ongoing e) Plant tree by James Reinnoldt (23881-1) planting like at Lynn's (23868-2) – Tabled till fall
C) Exterior repairs – Thieme's (23841-1)	Hole and two others identified by Amento Group to be handled - on the list. Water Wise Roof Repair starting with unit 1 on August 5 th , anticipate being done by end of August

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D) Snow plowing (Kevin Mihata's e-mail Domingo Lu)	Pat will e-mail Vanessa about possible VARR involvement.
E) Exterior faucet repair Fowler's (23852-1) 113 th side, others needing repair, Anderson (23868-1), Mihata (23865-1), & possibly Schultz (23873-2)	Need a plumber - 1. identify how many 2. get bid from plumber
F) Develop list of preferred vendors	Work in progress – Lynn is working this. Send names and contact info to Lynn
G) Phone tree	Ongoing - Mary Jo to talk to Ruthie & Anne
H) Emergency preparedness	Ongoing probably to be done in the fall – will request RSVP
I) Horizontal numbers - to be stored in shed	No. Pat and Janey identified addresses blocked by trees. Owners want them cut down? - NO
J) Private property signs – move or get new signs	New signs with “NO Trespassing, Private Property” Lynn & Pat will work on this
K) Home Rules enforcement: a) Mary Miller (23884-1) trellis grapes b) Watson M & K (23892-2) c) Parking violations (multiple) d) Repairs to Payne's (23897-1) multiple items and window	a) Vanessa, Trestle sent letter/email- one side was trimmed. Mary Jo will talk to Mary. b) They have sold their property c) Mary Jo sent email to community – handled d) on the list – Mary Jo spoke with the new owners' son
L) Management report shows 2 items requiring board action	Completed
7) New Business:	
A) Peeling paint by Mary Miller's (23884-1) deck (along Eastridge)	A) Noticed by Lynn
B) Landscaping	B) Cut vegetation back away from buildings
C) Reserve Study – Board to meet & discuss report on Tuesday, July 30 th , 10:30 at Janey's	C) Comments must be to Vanessa before August 15 th
D) Water Wise Roof Service meeting with Dan Everts – Ben at Amento gave names of three general contractors to Mary Jo. She e-mailed them and 2 have responded so far	D) Met with Dan on Tuesday, July 18, 2019. He will start work on August 5 th , hours 8-8:30am till 2:30-3:00pm, typically Monday through Thursday. Anticipates being done by the end of August. He will start with building 1 and proceed in order around the perimeter and then the inside buildings. Sticking with plastic vents which will be correctly installed. Tree trimming should be done before he starts. Periodically he will submit sample documentation with before and after photos.
E) Plugged gutters – everyone done once a year and those along greenbelt twice a year	Phyllis Kroeger (23869-2) along her garage and front porch - Ken will take a look
F) Add to the new budget a line item for:	BBQ needs replacing and additional chairs
G) Ray Ashley	Contact Vanessa for guidance
H) Homeowners insurance	Ask Vanessa to send e-mail to community
8) Schedule meeting- Reserve Study	July 30, 2019, 10:30am, at Janey Crowe's

9) Schedule next Board meeting	August 20, 2019, 1:00pm at Mary Jo Eland's
10) Adjournment	Meeting adjourned at 12:55pm

Respectfully submitted,
Lynn Hively,
Secretary

Mission Statement – To efficiently manage the affairs of the Association by the establishment of goals to continually improve relationships and communication between the board and homeowners and by uncompromising efforts to maintain, enhance and protect the value of the community.

Sundance Park Condominium Association

Minutes

Board of Directors Meeting 10:30 am

June 24, 2019

Location: Ken Maki's Residence

23873-1 NE 112th Circle

Redmond, WA 98053

Agenda Item	Minutes
In attendance	Janey Crowe, Ken Maki, Lynn Hively, Mary Jo Eland and Pat McColly
1) Call to Order	Called to order at 10:38 am
2) Approval of Agenda	Agenda was approved
3) Approval of Minutes from May 22, 2019 board meeting	Approved via e-mail
4) President's report	Thanked the board members for their efforts
5) Treasurer's report	Janey will handle the getting the payment for roof repair of unit 22 corrected. It should have been paid from the reserve account rather than roof maintenance.
6) Old Business:	
A) Building inspection	Still waiting for a prioritized list of repairs from Ben, Amento Group. Mary Jo will follow up.
B) Home Rules Revised May 22, 2019	Done and delivered
C) Landscaping	Ken to follow up: <ul style="list-style-type: none"> a) Signed current contract – Ken will email Harry b) When will stumps be leveled off – Harry is waiting for chipper availability. c) Have hedges been trimmed by: <ul style="list-style-type: none"> 1. Electrical boxes by 23833 (Wandler's) 2. Kroeger's driveway (23869-2) Hedge trimming is work in progress d) Pots & trees where trees were removed – stumps handled first.
D) Exterior repairs – Thieme's (23841-1)	Hole and two others identified by Amento Group to be handled-not done yet but on the list
E) Snow plowing (Kevin Mihata's e-mail Domingo Lu)	Pat will talk to Vanessa about possible VARR involvement.
F) Exterior faucet repair Fowler's (23852-1) 113 th side	Ken will handle this

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G) Develop list of preferred vendors	Work in progress - Lynn is working on this. Send names and contact info to Lynn.
H) People from apartments walking through our neighborhood	Janey and Pat spoke with the apartment manager. He will put notice in their newsletter that this is private property.
I) Phone tree	Ongoing – Mary Jo to talk to Susan
J) Emergency preparedness	Ongoing probably to be done in the fall
7) New Business: A) Landscaping	Plant tree by James Reinholdt's (23881-1) Mary Jo will talk to Harry about planting like down at Lynn's (23868-2)
B) Horizontal numbers	No. They don't show up at night. Pat & Janey will identify addresses blocked by trees. Cut down trees where needed?
C) Discuss meeting with Dan Everts of Water Wise Roof Services	Mary Jo spoke with Dan. He has been self-employed for over 20 years. He is a one man show. An estimate will be coming.
D) Private property signs – move or get new	Ken & Kevin will check out how they are installed
E) Home Rules enforcement	
a) Miller (23884-1) trellis grapes	Lynn to email Vanessa
b) Watson, M & K (23892-2) dead palm	Lynn to email Vanessa
c) Parking violations (multiple)	Mary Jo will send email to the community
d) Homeowners insurance	Tabled
e) Repairs to Payne's (23897-1) multiple items and window	Discussed
F) Management report show 2 items requiring board action	Items previously completed. Lynn to email Vanessa.
8) Schedule next meeting	Tuesday, July 23, 2019, 10:30am at Pat McColly's
9) Adjournment	Meeting adjourned at 12:34pm.

Respectfully submitted,
Lynn Hively,
Secretary

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**Sundance Park Condominium Association
Board of Directors Meeting
Date and Time: Wednesday, May 22, 2019 7:00 pm
Location: Janey Crowe's Residence
23849-2 NE 112th Circle
Redmond, WA 98053**

Agenda Item	Minutes
Homeowners present	Damian & Sharon Bastasini, and Roxanne Sepolen
In attendance	Janey Crowe, Mary Jo Eland, Lynn Hively, Ken Maki, and Pat McColly
1) Call to Order	6:59 pm
2) Homeowners request	Plant medium size plants along fence line (Southwest area) where plants died because of snow and bunnies.
3) Approval of Agenda	Approved via e-mail
4) Approval of Minutes from April 22, 2019 board meeting	Minutes approved via e-mail
5) President's report	None
6) Treasurer's report	Financials were reviewed. The roof repair for 23844-1 should have been paid from the reserve account. Janey will talk to Trestle.
7) Old Business:	
A) Building inspection	Ben Borland, Amento Group, made a PowerPoint presentation to the Board yesterday. He will submit a plan of action next week.
B) Home Rules - Revised April 2019	MSA as revised. Lynn will prepare packages for distribution to homeowners by the Board. A copy will also be e-mailed.
C) Landscaping	Ken to follow up: a) Signed current contract - still waiting b) Harry's e-mail address - handled c) Can stumps be leveled off closer to ground - Yes, will be done d) Trimming of hedges by electrical boxes by Wandler's (23833) – will be done e) Trimming of the box hedges damaged by the heavy snow - handled
D) Ray Ashley (23889-1) furnace venting	It was agreed to reimburse Ray Ashley ½ of the bill for the furnace venting problem. The \$325.80 to be paid from the reserve account.

8) New Business:	
A) Landscaping	a) Trimming of hedge by Phyllis's driveway – will be done
	b) Thieme's (23841-1) shrub removal - done
	c) Bird's (23876-3) dogwood along 113 th (? dead) – not dead
	d) Pots and trees where ones were removed - tabled
	e) Excel spreadsheet re: basic maintenance along greenbelt - done
	f) Variance request by Kevin and Susan Mihata for Japanese lace leaf maple in 22" pot - done
B) Exterior repairs-Thieme's (23841-1) & R. Anderson (23849-1)	Thieme's & R. Anderson's hole in garage roof - Thieme's – being handled along with two others identified by Amento Group; Anderson's no hole identified
C) Pest control- Eastside Exterminator	Scheduled for Saturday, May 25, 2019
D) Complete signature forms for Mutual of Omaha Bank (bring copy of driver's license for photo ID)	Done – Lynn will get faxed to Vanessa, at Trestle
E) Snow plowing (Kevin Mihata's e-mail Domingo Lu)	Ask Kevin Mihata and update. Pat will talk to Vanessa regarding possible VARR involvement.
F) Exterior faucet repair	Fowler (23852-1) 113 th side - Ken will handle
G) Develop list of preferred vendors	In process
H) People from the apartments walking through our neighborhood	Mary Jo and Pat will talk to apartment manager.
9) Schedule next meeting	Next meeting is June 24, 2019, 10:30 am at Ken Maki's
10) Adjournment	Meeting adjourned at 8:59 pm

Respectfully submitted,
Lynn Hively,
Secretary

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Sundance Park Condominium Association

Board of Directors Meeting

Date: Monday, April 22, 2019

Location: Pat McColly's Residence

23844-1 NE 112th Circle

Redmond, WA 98053

Agenda Item	Minutes
In attendance	Janey Crowe, Ken Maki, Lynn Hively, Mary Jo Eland, and Pat McColly
1) Call to Order	1:00 pm
2) Approval of Agenda	Agenda approved via e-mail
3) Approval of Minutes from March 25, 2019 board meeting	Minutes approved via e-mail
4) President's report	Three new umbrellas were purchased for the circle.
5) Treasurer's report	Financials were reviewed and discussed at great lengths. Janey will contact Vanessa at Trestle for clarification on several items
6) Old Business:	
a) Building inspection	Has been completed. We are waiting for the power-point presentation by Ben, Amento Group. Several dates and times were discussed. Lynn will e-mail Vanessa so she can arrange the meeting.
b) Home Rules	Lynn will make some further revisions and e-mail to the Board for approval.
c) Landscaping	Ken to follow up on: a) New contract (the last one on web portal is from 2017). b) Get Harry's e-mail address c) Where is the maple planted? d) Can the stumps be leveled off closer to the ground? e) Trim hedges by electrical boxes by Katie Wandler's (23833). f) Trimming the box hedges damaged by heavy snow.
d) Tree removal	Discussed
e) Leak at Pat McColly's (23844-1)	MSA
f) Ray Ashley (23889-1) furnace venting	Decision postponed. Ken will check his furnace regarding the float pan.
7) New Business:	
a) Supplemental billing from Trestle	Janey will get clarification from Vanessa
b) Petty Cash	We no longer have petty cash other than the social committee cash.
c) Landscape maintenance for residents along the South and West perimeters	Janey and Mary Jo will contact residents along the wall to determine which residents want the landscape company to maintain.

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d) Tree replacement/pots	Tabled
e) Kevin re: moving tree he put in a pot	Done
f) Kevin's inquiry re: snow removal committee	TBD
g) Ben with Amento Group	Unable to attend. New meeting to be scheduled.
h) Jenni Payne re: POD delivery June 12-15, 2019	Request approved for second POD to be placed in visitor parking by circle.
i) Verify board positions for Trestle	Lynn to handle
j) Gutter along garage 23892-1 John & Ruth Watson	Ken will clean the gutter.
k) VARR meeting recap	Pat McColly attended the meeting. An arborist identified several trees that need to come down. VARR handling.
l) Steve & Ruthie Barker (23849-3) shed/paint	Request for shed denied. Ken is handling.
m) Ralph Anderson (23849-1) shed	Janey will talk to Ralph's daughter about removing his shed.
8) Schedule next meeting	Next meeting is May 22, 2019, 7:00 pm at Janey Crowe's
9) Adjournment	Meeting adjourned at 3:08 pm

Respectfully submitted,
Lynn Hively,
Secretary

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Sundance Park Condominium Association
Board of Directors Meeting
Date: Monday, March 25, 2019
Location: Mary Jo Eland's Residence
23897-3 NE 112th Circle
Redmond, WA 98053

Agenda Item	Minutes
In attendance	Janey Crowe, Ken Maki, Lynn Hively, Mary Jo Eland and Pat McColly
1) Call to Order	Called to order at 10:31am
2) Approval of Agenda	MSA
3) Approval of Minutes from February 16, 2019 board meeting	Approved via e-mail
4) President's report	Cautioned that when talking to homeowners we will look into whatever it is that is their concern. The board will thoughtfully consider the issue at the next meeting.
5) Treasurer's report	Financial were reviewed and discussed.
6) Old Business:	
a) Building inspection	Scheduled for March 28, 2019
b) Home Rules	The committee (Katie Wandler, Lynn Hively, Roxanne Sepolen and Susan Mihata) met on March 22, 2019. Proposed revisions will be ready for discussion and review at the next board meeting.
c) Landscaping contract	Ken and Kevin are working on getting a new signed contract from Harry (Castle & Grounds).
d) Tree removal	Some of the designated trees have been removed but there were problems. Some damage was done to irrigation lines. Harry is responsible for the \$400.00 repair to the damaged irrigation lines. MSA - that the additional trees will be cut at ground level.
7) New Business:	
a) Repair of inside leak at Pat McColly's (23844-1)	After discussion it was decided that the water leak (from the snow) was a result of initial construction defect so the repairs (inside and outside) to be paid from the reserve account.
b) Phone tree	Mary Jo was going to talk to Susan. Reactivate

	the Storm Troopers???
c) Horizontal numbers	Ken will check to see how many we have and what it will cost to complete this project.
d) Emergency preparedness	Talk to Susan about what it will take to do another session since we have a lot of new people. We should make it RSVP.
e) Ray Ashley's furnace repair (23889-1)	Tabled for now. Ken is getting more information so we can make an informed decision.
f) Bark and/or mulch	Scheduled for March 26, 2019
g) Letter to Home Advisor re: Jarod	This has been handled.
h) Julia Brown river rock (23848-2)	Mary Jo will talk to her about the river rock. As for the bugs the community is going to be sprayed twice a year. Landscaper should be picking up the debris in her backyard.
i) Roof and gutter cleaning west side of SDP	Scheduled for April 8, 2019.
j) Audit letters of engagement (DocuSign)	Handled
k) Enforcement of Home Rules: (We have several violations)	To be discussed at the next board meeting after we go over the proposed revisions
8) Executive session	None
9) Schedule next meeting	Next meeting 10:30 am, April 22, 2019 at Pat McColly's
10) Adjournment	Meeting adjourned at 12:32 pm

Respectfully submitted,
Lynn Hively,
Secretary

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**Sundance Park Condominium Association
Board of Directors Meeting Minutes
Date: February 16, 2019
Location: Martin Calsyn's residence
23897-2 NE 112th Circle
Redmond, WA 98053**

Agenda Items	Minutes
In attendance	Martin Calsyn, Lynn Hively, Pat McColly, and guests Ken Maki and Janey Crowe
1) Call to order	Called to order at 10:13am
2) Approval of agenda	MSA
3) Approval of Minutes from January 30, 2019 board meeting	Approved via e-mail
4) President's report	None
5) Treasurer's report	Financials not received from Trestle
6) Old Business:	
a) Building inspections	A Postponed due to weather
b) House Rules	b) Committee to be formed after annual meeting and new board members elected.
c) Judee Bird's roof (23876-3)	c) Will be addressed in the spring.
d) Landscaping contract	d) Kevin is ill so no report on contract
e) Tree removal	e) Pending the right time
7) New Business:	
a) Annual meeting agenda	a) Discussed goals, highlights, low lights, persons lost and volunteer recognition.
b) Snowpocalypse	b) Martin to copy notes in, bobcat – can have blade, backhoe; develop a phone tree; kudos to Kevin, Susan, Ken, Wayne and Roxanne. Talked about perhaps piggybacking on to VARR snow removal. Need to research.
c) Leak at Pat McColly's (23844-1)	c) Started Tuesday morning in the master bedroom about 18" from the wall. Trestle organized a roofer (SR Roofing) to evaluate. Insurance adjustor has not evaluated.

8) Executive session	None
9) Schedule next meeting	Annual meeting March 11, 2019, Woodinville Library, set-up at 6:00pm, sign-in at 6:15pm.
10) Adjournment	Meeting adjourned at 10:58am.

Respectfully submitted,
Lynn Hively,
Secretary

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**Sundance Park Condominium Association
Board of Directors Meeting Minutes
Date: January 30, 2019
Location: Kevin Mihata's residence
23865-1 NE 112th Circle
Redmond, WA 98053**

Agenda Items	Minutes
In attendance	Kevin Mihata, Martin Calsyn, Lynn Hively, Pat McColly, and guest Ken Maki
1) Call to order	Called to order at 7:08pm
2) Approval of agenda	MSA
3) Approval of Minutes from December 12, 2018 board meeting	Approved via e-mail
4) President's report	None
5) Treasurer's report	Draft of financials reviewed. a) Question if Gene Garat's tenant paid the move-in fee. b) Dryer vent cleaning was not budgeted for 2018 but came in at \$1,320.00. c) Ground maintenance came in at \$2,546.45 over budget.
6) Old Business:	
a) Building inspections	a) Inspections scheduled for 2/7/2019 9:00am.
b) Landscaper	b) The landscaper trimmed the dogwoods, maples and a few of the evergreens and plants that are too close to homes.
c) Storm damage	c) Tree damage to 23889-2 from tree falling from the King County property to the South. Temporary repairs made to roof issues. Waiting for permanent repairs when roofers able to make them.
7) New Business:	
a) House Rules	a) Will be reviewed and updated after the annual meeting with the new board.
b) Judee Bird's (23876-3)	b) Check roof for moss and gutters (she does not think it got addressed when Jarod's people were here).
c) Landscaping contract	c) Castle and Grounds contract auto renews but a new one will be prepared and executed to show current pricing and that the invoice(s) will be sent to Kevin Mihata first for approval, proper coding and then sent to Trestle.

d) Removal of additional trees	d) There are 8 pear trees yet to be removed. Kevin will check with Harry about the debris removal.
8) Executive session	None
9) Schedule next meeting	To be determined after the election of the new board at the annual meeting.
10) Adjournment	Meeting adjourned at 8:25pm

Respectfully submitted,
Lynn Hively,
Secretary

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**Sundance Park Condominium Association
Board of Directors Meeting Minutes
Date: December 12, 2018
Location: Pat McColly's residence
23844-1 NE 112th Circle
Redmond, WA 98053**

Agenda Items	Minutes
In attendance	Pat McColly, Kevin Mihata, Lynn Hively, guests Ken Maki and Vanessa Tilberg, Trestle
1) Call to order	Called to order at 7:15pm
2) Approval of agenda	MSA
3) Approval of Minutes from November 17, 2018 board meeting	Approved via e-mail
4) President's report	None
5) Treasurer's report	Draft of financials reviewed. Our cash flow increased.
6) Old Business:	
a) Building inspections	a) Inspections to be scheduled
b) Budget meeting	b) Took place on November 29, 2018 at Woodinville Library
c) Landscaping contract	c) Trestle will get a new contract in place for Castle and Grounds
7) New Business:	
a) House Rules	a) Will be reviewed and updated after the annual meeting with the new board.
b) Storm damage	b) Tree damage to 23889-2 from tree falling from the King County property to the South.
c) Judee Bird's (23876-3)	c) Check roof for moss and gutters (she does not think it got addressed when Jarod's people were here).
d) Landscaper	d) The landscaper will be trimming the dogwoods, maples and a few of the evergreens and plants that are too close to homes when weather permits.
8) Executive session	None
9) Schedule next meeting	January 30, 2018 at Kevin Mihata's 7:00pm
10) Adjournment	Meeting adjourned at 8:05pm

Respectfully submitted,
Lynn Hively,
Secretary

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**Sundance Park Condominium Association
Board of Directors Meeting Minutes
Date: November 17, 2018
Location: Kevin Mihata's residence
23865-1 NE 112th Circle
Redmond, WA 98053**

Agenda Items	Minutes
In attendance	Martin Calsyn, Pat McColly, Kevin Mihata, Lynn Hively and Howard Berman via phone
1) Call to order	Called to order at 10:10 am
2) Approval of agenda	MSA
3) Approval of Minutes from October 24, 2018 board meeting	Approved via e-mail
4) President's report	1. VARR Board meeting no increase in dues 2. Pat concerned about trees 3. Martin not running again – need new candidates for board and VARR
5) Treasurer's report	None – financials not yet received from Trestle
6) Old Business:	
Building inspections bid	Accepted bid from Amento Group
7) New Business:	
a) Building inspections	a) Inspections to be scheduled
b) Budget meeting date	b) Need to reschedule as Trestle did not send notice as requested. Pat will try yet again to reach Melissa to confirm
c) House rules committee	c) Meeting still pending for week of 11/26
d) Landscaping contract	d) Need to contact Trestle to get a new contract in place for Castle and Grounds
8) Executive session	None
9) Schedule next meeting	To be concurrent with budget meeting
10) Adjournment	Meeting adjourned at 10:42am

Respectfully submitted,
Lynn Hively,
Secretary

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Mission Statement – To efficiently manage affairs of the Association by the establishment of goals to continually improve relationships and communication between the board and homeowners and by uncompromising efforts to maintain, enhance and protect the value of the community.

**Sundance Park Condominium Association
Board of Directors Meeting Minutes
Date: October 24, 2018
Location: Martin Calsyn's residence
23897-2 NE 112th Circle
Redmond, WA 98053**

Agenda Items	Minutes
In attendance	Martin Calsyn, Pat McColly, Kevin Mihata, Howard Berman, Lynn Hively and guests Ken Maki and Janey Crowe
1) Call to order	Called to order at 7:00 pm
2) Approval of agenda	MSA
3) Approval of Minutes from September 22, 2018 board meeting	Approved via e-mail
4) President's report	Talked with Bob Brencic, at Trestle, regarding improving service. Discussed our relationship with VARR.
5) Treasurer's report	a) Reviewed financials. 1) Irrigation is over budget year to date. 2) Late fee not charged. Question why not. 3) \$91.00 was written off. Question why. Pat will follow up on these questions. b) Discussed budget.
6) Old Business:	
a) Building inspections	a) RFPs went out. One proposal has already been received (\$14,850.00 for inspection from first bidder). Waiting for more estimates which are due by November 1, 2018.
b) Fire hydrant trimming	b) Completed
7) New Business:	
a) Discussion on Reserve funding	a) Discussed changing landscaping renewal/renovation line items. Tree removal: raise line item for 2019 from \$6,000 to \$10,000. MSA
b) Walk-through with Harry (landscaper)	b) Pat, Roxanne and Howard did a walk-around. Eastridge frontage needs remove/renew work. Harry to provide a bid. Bushes along patios on Eastridge to be trimmed. MSA
c) Budget draft	c) Reviewed the suggested budget from the budget committee.

d) Annual Homeowners Budget Meeting Date	d) Meeting to be held the week of 11/26 depending availability of space. Lynn to make arrangements. Notice to be sent out not less than 2 weeks prior.
e) Motion to form a committee to review house rules	e) MSA
8) Executive session	None
9) Schedule next meeting	Saturday, Nov. 17th, 10:00am, at Kevin Mihata's residence.
10) Adjournment	Meeting adjourned at 8:40 pm

Respectfully submitted,
Lynn Hively,
Secretary

Mission Statement – To efficiently manage affairs of the Association by the establishment of goals to continually improve relationships and communication between the board and homeowners and by uncompromising efforts to maintain, enhance and protect the value of the community.

**Sundance Park Condominium Association
Board of Directors Meeting Minutes
Date: September 22, 2018
Location: Pat McColly's residence
23844-1 NE 112th Circle
Redmond, WA 98053**

Agenda Items	Minutes
In attendance	Martin Calsyn, Pat McColly, Kevin Mihata and Lynn Hively
1) Call to order	Called to order at 10:14 am
2) Approval of agenda	MSA
3) Approval of Minutes from August 18, 2018 board meeting	Approved via e-mail
4) President's report	a) Fire Department inspection-bushes around fire hydrant by MaryJo Eland's residence (23897-3) need to be cut back 3 feet from hydrant. b) Martin to meet with Bob of Trestle next Thursday.
5) Treasurer's report	a) Reviewed financials (which were late in getting to us). b) Need clarification as to what can be paid out of reserves.
6) Old Business:	
a) Building inspections	a) Melissa suggested changes. Melissa to send out. Need to confirm that this has been done.
b) Gutter cleaning (interior and exterior), roof cleaning and moss control	b) Melissa has sent out a check for the reduced amount. Amount reduced because of incomplete and incompetent work.
c) Bushes behind Bastasini residence	c) Done.
d) Don Malone residence, bathroom water damage	d) Work done. Covered by Homeowner's insurance.
e) Next year's budget	e) Met yesterday. Work is continuing first week of October.
7) New Business:	
a) Fire hydrant to be cleared back 3 feet	a) Harry to do work on Monday
8) Executive session	Discussion held.
9) Schedule next meeting	Saturday, Oct 20th, at 10:00am, at Kevin Mihata's

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10) Adjournment	Meeting adjourned at 11:04am
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Respectfully submitted,
Lynn Hively,
Secretary

Mission Statement – To efficiently manage affairs of the Association by the establishment of goals to continually improve relationships and communication between the board and homeowners and by uncompromising efforts to maintain, enhance and protect the value of the community.

**Sundance Park Condominium Association
Board of Directors Meeting Minutes
Date: August 18, 2018
Location: Martin Calsyn's residence
23897-2 NE 112th Circle
Redmond, WA 98053**

Agenda Items	Minutes
In attendance	Martin Calsyn, Pat McColly, Kevin Mihata and Lynn Hively via phone
1) Call to order	Called to order at 10:07 am
2) Approval of agenda	MSA
3) Approval of Minutes from July 28, 2018 board meeting	Approved via e-mail
4) President's report	None
5) Treasurer's report	Martin to talk to Bob at Trestle about getting more prompt attention especially regarding roof cleaning payment.
6) Old Business:	
a) Building inspections	a) Have final draft of RFP to send out- reviewed by Stephanie and Blair. Ready to send out. Need to get it to Melissa. Kevin to send out during week of August 27 th .
b) Gutter cleaning (interior and exterior), roof cleaning and moss control	b) The work is done. Need to send payments, etc. Appears that Larry's home was incompletely serviced – we will deal with this in the coming couple of weeks.
7) New Business:	
a) Bushes behind Bastasini residence	a) Harry to remove dead bushes and consider what we can replant to replace.
b) Don Malone residence, bathroom water damage	b) This is interior water damage from interior plumbing. Homeowner is responsible for first \$10,000 of damage. Homeowner has notified their insurance.
c) Any topics for VARR meeting on Sept. 14 th .	c) VARR: Streetscape landscaping is suffering.
d) Next year's budget	d) Need to form budget committee. Committee membership to be presented at next meeting, proposed budget at October meeting.
8) Executive session	None

9) Schedule next meeting	Saturday, Sept 22 nd , at 10:00am, at Pat McColly's
10) Adjournment	Meeting adjourned at 11:02am

Respectfully submitted,
Lynn Hively,
Secretary

Budget
Sundance Park Condominium Association

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Sundance Park Condominium Association
2020 Annual Budget

Board Approved: _____
Ratified: _____

	Account # - Description	2019 Budget	2019 YTD Actual	2019 Projected Year End	2020 Budget	Notes
Operating Accounts						
Income Accounts						
Assessment Income						
	40000-00 - Assessments, Member	\$161,086.56	\$93,967.30	\$161,086.80	\$176,920.00	
Assessments		\$161,086.56	\$93,967.30	\$161,086.80	\$176,920.00	
Other Member Fee Income						
	42100-00 - Fees, Move-In/Out	\$400.00	\$0.00	\$0.00	\$0.00	
	42150-00 - Fees, Delinquent	\$0.00	\$0.00	\$0.00	\$0.00	
	42200-00 - Fees, Collection	\$0.00	\$0.00	\$0.00	\$0.00	
	42250-00 - Fees, Bank Returns	\$0.00	\$0.00	\$40.00	\$0.00	
	42350-00 - Fines Collected	\$0.00	\$0.00	\$0.00	\$0.00	
Other Member Fees		\$400.00	\$0.00	\$40.00	\$0.00	
Non-Member Income						
	48100-00 - Interest Earned - OP	\$25.00	\$28.54	\$48.93	\$25.00	
	48990-00 - Surplus/Deficit from Prior Year	\$0.00	\$0.00	\$0.00	\$0.00	
Non-Member Income		\$25.00	\$28.54	\$48.93	\$25.00	
Transfers Income						
	49000-00 - Transfers Between Funds	\$0.00	\$0.00	\$0.00	\$0.00	
Transfers Income		\$0.00	\$0.00	\$0.00	\$0.00	
Income Accounts Total		\$161,511.56	\$93,995.84	\$161,175.73	\$176,945.00	
Expense Accounts						
Administrative Expenses						
	50300-00 - Postage	\$50.00	\$37.06	\$98.53	\$100.00	
	50350-00 - Printing & Reproduction	\$260.00	\$43.95	\$210.00	\$225.00	
	50400-00 - Office Supplies	\$100.00	\$100.50	\$200.00	\$200.00	

Sundance Park Condominium Association
2020 Annual Budget

Board Approved: _____
Ratified: _____

	Account # - Description	2019 Budget	2019 YTD Actual	2019 Projected Year End	2020 Budget	Notes
	50500-00 - Annual Meeting	\$100.00	\$28.98	\$28.98	\$50.00	
	50550-00 - Corp Annual License	\$12.00	\$24.00	\$12.00	\$12.00	
	50750-00 - Social Activity & Events	\$200.00	\$279.96	\$280.00	\$500.00	BBQ, chairs
	50950-00 - Administrative, Other	\$750.00	\$503.53	\$800.00	\$800.00	storage of records
Administrative		\$1,472.00	\$1,017.98	\$1,629.51	\$1,887.00	
Professional Services Expenses						
	52000-05 - Management - Base Fee	\$8,880.00	\$5,180.00	\$8,880.00	\$9,180.00	.52/dr/mo
	52000-10 - Management - Administrative	\$400.00	\$170.00	\$300.00	\$300.00	
	52000-15 - Management - Financial	\$500.00	\$480.00	\$730.00	\$730.00	
	52000-20 - Management - Meetings	\$500.00	\$0.00	\$0.00	\$500.00	
	52000-90 - Management - Hourly	\$1,500.00	\$781.25	\$1,000.00	\$1,500.00	
	52100-00 - Audit and/or Tax Return	\$2,200.00	\$2,300.00	\$2,300.00	\$2,300.00	
	52150-00 - Attorney Fees	\$0.00	\$0.00	\$0.00	\$500.00	
	52150-01 - Attorney Fees, Contra	\$0.00	\$0.00	\$0.00	\$0.00	
	52200-00 - Collections	\$0.00	\$0.00	\$0.00	\$0.00	
	52200-10 - Collection, Attorney	\$0.00	\$0.00	\$0.00	\$0.00	
	52200-30 - Collection, Management	\$250.00	\$0.00	\$0.00	\$0.00	
	52200-99 - Collections, Contra	-\$250.00	\$0.00	\$0.00	\$0.00	
	52300-00 - Reserve Study Fees	\$1,050.00	\$1,190.00	\$1,190.00	\$1,190.00	
Professional Services		\$15,030.00	\$10,126.25	\$14,400.00	\$16,200.00	
Operations Expenses						
	54150-00 - Insurance, CGL	\$10,400.00	\$7,228.59	\$12,644.00	\$13,025.00	Renews 5/17/20; assumes 3% increase (was underbudgeted)
	54450-00 - Master Association Assessments	\$12,960.00	\$6,480.00	\$12,960.00	\$12,960.00	
Operations		\$23,360.00	\$13,708.59	\$25,604.00	\$25,985.00	
Utilities Expenses						

Sundance Park Condominium Association
2020 Annual Budget

Board Approved: _____
 Ratified: _____

	Account # - Description	2019 Budget	2019 YTD Actual	2019 Projected Year End	2020 Budget	Notes
	56050-00 - Gas & Electricity	\$1,200.00	\$610.94	\$975.00	\$1,005.00	Assumes 3% increase
	56200-00 - Water	\$18,000.00	\$11,012.35	\$19,800.00	\$20,400.00	Assumes 3% increase
	56210-00 - Water, Irrigation	\$9,000.00	\$2,699.54	\$6,500.00	\$7,500.00	Assumes 3% increase, cooler 2019
	56250-00 - Sewer	\$26,100.00	\$15,942.79	\$26,600.00	\$27,400.00	Assumes 3% increase
Utilities		\$54,300.00	\$30,265.62	\$53,875.00	\$56,305.00	
Tax Expense						
	58200-00 - Federal Income Taxes	\$275.00	\$2,108.00	\$3,508.00	\$3,600.00	Underbudgeted. Increased to reflect historical trends
Taxes		\$275.00	\$2,108.00	\$3,508.00	\$3,600.00	
Committee Expenses						
	59100-00 - Finance Committee	\$0.00	\$0.00	\$0.00	\$0.00	
	59100-05 - Communications Committee	\$0.00	\$0.00	\$0.00	\$0.00	
	59150-00 - Grounds Committee	\$0.00	\$0.00	\$0.00	\$0.00	
	59250-00 - Community Relations Committee	\$0.00	\$0.00	\$0.00	\$0.00	
	59900-00 - Committees, Other	\$0.00	\$0.00	\$0.00	\$0.00	
Committee Expenses		\$0.00	\$0.00	\$0.00	\$0.00	
Building Maintenance Expenses						
	60100-00 - Electrical Maintenance	\$300.00	\$0.00	\$0.00	\$0.00	
	60200-00 - Roof Maintenance	\$4,000.00	\$5,309.70	\$5,310.00	\$5,000.00	
	60250-00 - Gutter Cleaning & Maintenance	\$4,000.00	\$0.00	\$4,000.00	\$4,000.00	
	60550-00 - Dryer Vent Cleaning	\$0.00	\$0.00	\$0.00	\$1,500.00	Every 2 years; last performed in 2018
	60800-00 - Pest Control	\$1,500.00	\$942.05	\$1,200.00	\$1,000.00	
	60900-00 - Building/Structure Maintenance	\$1,500.00	\$0.00	\$500.00	\$500.00	
	60950-00 - General Maintenance	\$0.00	\$1,791.84	\$1,791.84	\$200.00	
Building Maintenance		\$11,300.00	\$8,043.59	\$12,801.84	\$12,200.00	
Landscape/Grounds Maintenance Expense						

**Sundance Park Condominium Association
2020 Annual Budget**

Board Approved: _____
Ratified: _____

	Account # - Description	2019 Budget	2019 YTD Actual	2019 Projected Year End	2020 Budget	Notes
	68050-00 - Landscape Maintenance, Contract	\$29,040.00	\$16,940.00	\$29,040.00	\$29,040.00	
	68100-00 - Landscape Maintenance, Other	\$400.00	\$500.50	\$500.50	\$500.00	
	68200-00 - Landscape, Seasonal Color	\$500.00	\$0.00	\$0.00	\$0.00	
	68300-00 - Landscape, Irrigation Maintenance	\$2,000.00	\$1,320.00	\$1,600.00	\$2,000.00	
	68400-00 - Drainage Repair / Maintenance	\$1,100.00	\$0.00	\$0.00	\$1,000.00	
Grounds Maintenance		\$33,040.00	\$18,760.50	\$31,140.50	\$32,540.00	
Site & Amenities Maintenance						
	76400-00 - Lighting Maintenance	\$500.00	\$530.24	\$540.00	\$500.00	
Site & Amenities Maintenance		\$500.00	\$530.24	\$540.00	\$500.00	
Insured Loss Expenses						
	79100-00 - Insured Restoration/Repair	\$0.00	\$0.00	\$0.00	\$0.00	
	79100-01 - Insured Restoration/Repair, Contra	\$0.00	\$0.00	\$0.00	\$0.00	
Insured Loss Expenses		\$0.00	\$0.00	\$0.00	\$0.00	
Transfers Expense						
	90200-00 - Transfers to Replacement Reserve	\$21,234.56	\$12,386.85	\$21,234.60	\$21,228.00	
Transfers		\$21,234.56	\$12,386.85	\$21,234.60	\$21,228.00	
Contingency						
	99100-00 - Contingency	\$1,000.00	\$0.00	\$0.00	\$6,500.00	
Contingency		\$1,000.00	\$0.00	\$0.00	\$6,500.00	
Expense Accounts Total		\$161,511.56	\$96,947.62	\$164,733.45	\$176,945.00	
Operating Accounts Net		\$0.00	-\$2,951.78	-\$3,557.73	\$0.00	

Sundance Park Condominium Association
2020 Annual Budget

Board Approved: _____
 Ratified: _____

	Account # - Description	2019 Budget	2019 YTD Actual	2019 Projected Year End	2020 Budget	Notes
Replacement Reserve Accounts						
Income Accounts						
Replacement Fund Income						
	48100-00 - Interest/Dividends Earned - Repl	\$0.00	\$8,747.76	\$11,000.00	\$5,000.00	
Replacement Fund Income		\$0.00	\$8,747.76	\$11,000.00	\$5,000.00	
Transfers Income						
	49000-00 - Transfers Between Funds - Repl	\$21,234.56	\$12,386.85	\$0.00	\$21,228.00	
Replacement Fund Transfers		\$21,234.56	\$12,386.85	\$0.00	\$21,228.00	
Income Accounts Total		\$21,234.56	\$21,134.61	\$11,000.00	\$26,228.00	
Expense Accounts						
	80000-00 - Reserve, Investment Advisor Fees	\$0.00	\$1,636.75	\$2,000.00	\$2,000.00	
	80200-00 - Reserve, Tree Removal	\$0.00	\$2,381.50	\$2,381.50	\$0.00	
	80500-00 - Reserve, Building Exterior, Roof Repair/Replace	\$0.00	\$1,018.88	\$1,018.88	\$0.00	
	80570-00 - Reserve, Building Defect	\$0.00	\$9,424.47	\$9,424.47	\$0.00	
	808XXX-00 - Reserve, Seal/Repair Asphalt	\$0.00	\$0.00	\$0.00	\$5,460.00	Per 2020 reserve study
	808XXX-00 - Reserve, Landscape Renovations	\$0.00	\$0.00	\$0.00	\$10,300.00	Per 2020 reserve study
	808XXX-00 - Reserve, XXXXX	\$0.00	\$0.00	\$0.00	\$0.00	
Replacement Fund Expenses						
Expense Accounts Total		\$0.00	\$14,461.60	\$14,824.85	\$17,760.00	
Reserve Accounts Net		\$21,234.56	\$6,673.01	-\$3,824.85	\$8,468.00	

Bylaws
Sundance Park Condominium Association

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BYLAWS OF
SUNDANCE PARK CONDOMINIUM ASSOCIATION

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**BYLAWS OF
SUNDANCE PARK CONDOMINIUM ASSOCIATION**

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BYLAWS OF
SUNDANCE PARK CONDOMINIUM ASSOCIATION

The following are the Bylaws of the Sundance Park Condominium Association (the "Association"). These Bylaws apply to the entire condominium, each unit therein and all common and limited common elements. Each unit owner is a member of this Association. All present and future owners, mortgagees and other encumbrancers, lessees, tenants, licensees and occupants of units, and their guests and employees, and any other person who may use the facilities of the condominium are subject to these Bylaws, the Declaration and the Rules and Regulations established from time to time by the Association for the use and operation of the condominium. These Bylaws have been established by the Declarant, and may be amended as provided herein.

ARTICLE I - DEFINITIONS

As used in these Bylaws, unless the context requires otherwise, the definitions given in Section 1 or elsewhere in the Declaration for Sundance Park, a Condominium, as recorded under King County Recorder's No. _____, as amended from time to time (the "Declaration"), shall apply.

ARTICLE II - MEMBERSHIP - VOTING - REGISTER

1. Membership. The Association shall be composed of the person or persons owning each unit, who shall participate personally or through designated representatives, as set forth in the Declaration.
2. Voting. The total voting power of all units is equal to the total number of units in the condominium. Each unit is entitled to one (1) vote.
3. Register of Members. The Board of Directors of the Association shall maintain a register containing the names and addresses of all owners of units, their designated representatives, and any voting rights pledges that have been filed with the Association. Owners who sell or convey their interests in a unit shall promptly report to the Board of Directors the name and address of their successor in interest. Persons claiming membership in the Association shall, upon request, furnish the Board of Directors with a copy of any document under which they assert ownership of a unit, or any interest therein. The Board of Directors may require unit owners to supply it with copies of any mortgage or other security instrument affecting their interests.

ARTICLE III - MEETINGS OF THE ASSOCIATION

1. Place. Meetings of the Association shall be held at such reasonable place as may be designated from time to time by the Board of Directors.
2. Annual Meeting. The annual meeting of the Association shall be held in the first quarter of each year, on a date fixed by the Board of Directors. At the annual meeting the unit owners shall elect Directors or fill vacancies in the Board of Directors as provided in the Declaration and shall consider such other business as may properly come before the meeting.
3. Special Meetings. It shall be the duty of the President of the Association to call a special meeting of the Association when so directed by resolution of a majority of the Board of Directors, or upon the written request of unit owners having twenty-five percent (25%) or more of the total votes.

4. Notice of Meetings. It shall be the duty of the Secretary of the Association to mail a notice of each annual and special meeting, stating the purpose thereof as well as the time and place where it is to be held, to each unit owner (and such other persons as provided in the Declaration) at the address of the unit involved or at such other address as the unit owner shall have furnished in writing to the Board of Directors. Said notice shall be given at least ten (10) days prior to an annual or special meeting. Notice of any meeting of the Association may be waived in writing at any time and is waived by actual attendance at such meeting, unless such appearance be limited expressly to object to the legality of the meeting. A declaration of such limited appearance shall be filed in writing with the Board of Directors at or prior to the meeting attended in such limited capacity.

5. Quorum. The presence in person or by proxy of unit owners having twenty-five percent (25%) or more of the total votes shall constitute a quorum for the transaction of business at any meeting of the Association.

6. Adjourned Meetings. If any meeting of the Association cannot be held because a quorum is not in attendance, the unit owners or their designated representatives may adjourn the meeting to a time not less than forty-eight (48) hours from the time the original meeting was called, and the unit owners or their designated representatives who attend such an adjourned meeting, although holding less than one-third (1/3) of the votes, in person or by proxy, shall nevertheless constitute a quorum for the purpose of said meeting, provided that they hold at least twenty-five percent (25%) of the votes; and provided further, that no amendment to the Declaration shall be adopted except as prescribed by the Declaration, and no amendment to these Bylaws shall be adopted unless unit owners holding sixty percent (60%) or more votes are present in person or by proxy.

7. Proxies. Any unit owner may vote by proxy. Proxies shall be in writing, signed by the unit owner, and filed with the Board of Directors prior to the vote in which such proxies are cast. A proxy must be for all the voting power of the unit.

8. Majority Vote. Except as otherwise provided by the Declaration, these Bylaws, or the Act, passage of any matter submitted to vote at a meeting or adjourned meeting duly called, where a quorum is in attendance in person or by proxy, shall require the affirmative vote of a majority of the total votes present in person or by proxy.

9. Vote Held Open. At the request of the president or upon a majority vote of the shareholders (members) present, such shareholders (members) may authorize the vote on any issue be held open for up to ten (10) business days from adjournment of the meeting. A shareholder (member) may record his or her vote by written ballot delivered within the authorized period to the secretary or person designated to accept receipt of the votes. The vote shall have the effect, and may be referred to in the minutes, as if the vote had been taken at the meeting.

10. Order of Business for First Meeting. The order of business at the first meeting of the Association (called pursuant to Section 7.4.2 of the Declaration) shall be as follows:

- (a) Roll call
- (b) Review of Bylaws
- (c) Election of Board of Directors
- (d) Adjournment.

11. Order of Business at All Other Meetings. Except for the meeting called pursuant to Section 7.4.2 of the Declaration, the order of business at meetings of the Association shall be as follows unless dispensed with or altered by motion:

- (a) Roll call
- (b) Proof of notice of meeting or waiver of notice
- (c) Minutes of preceding meeting
- (d) Reports of officers
- (e) Reports of committees
- (f) Election of Directors (annual meeting or special meeting called for such purpose)
- (g) New business
- (h) Unfinished business
- (i) Adjournment

12. Parliamentary Authority. In the event of dispute, the parliamentary authority for the meetings shall be the current available edition of Roberts Rules of Order, Revised.

ARTICLE IV - BOARD OF DIRECTORS - SUBMISSION OF OFFICIAL BUSINESS

1. Number - Election. The affairs of the Association shall be governed by a Board of Directors composed of five (5) persons who shall be elected as provided in the Declaration; provided, that the management of the Condominium during its initial stage shall be carried out by the Declarant, or a Temporary Board of Directors composed of three (3) persons appointed by the Declarant, as provided in the Declaration. Declarant (and, if appointed, the Temporary Board of Directors during its term of office) shall exercise the rights, duties and functions of the Board of Directors as set forth in the Declaration and these Bylaws.

2. Removal of Directors - Vacancies. Any Director may be removed and vacancies in the Board of Directors may be filled as provided in the Declaration. A Director elected to fill any vacancy caused by the resignation or removal of a Director shall serve for the unexpired portion of the previous Director's term. The Declarant may remove members of the Temporary Board of Directors with or without cause, and appoint Directors to fill the vacancies thus created without a meeting of the Association.

3. Standard of Care. Except as provided in these Bylaws, the Board shall act in all instances on behalf of the Association. In the performance of their duties, the Directors and officers are required to exercise: (a) if appointed by the Declarant, the care required of fiduciaries of unit owners; or (b) if elected by the unit owners, ordinary and reasonable care. A Director elected by the unit owners shall be deemed to have used ordinary and reasonable care if the Director acts with good faith and without fraud, dishonesty or incompetence (*i.e.*, failure to exercise proper care, skill and diligence). A Director shall have discretion to act or refrain from acting as such Director determines is in the best interest of the Association as a whole and the unit owners collectively and/or individually.

4. Compensation. No compensation shall be paid to Directors for their services as Directors.

5. Organization Meeting. The first meetings of the Temporary Board of Directors and the elected Board of Directors shall be held within ten (10) days of their appointment or election, respectively, at such place as shall be fixed by agreement of the Board members elected or appointed, and no notice of such meeting shall be necessary, provided a majority of the elected or appointed Board of Directors shall be present.

6. Regular Meetings. Regular meetings of the Board of Directors may be held at such time and place as shall be determined from time to time by a majority of the Directors, but at least two (2) such meetings shall be held during each fiscal year. Notice of regular meetings of the Board shall be given to each Director at least three (3) days prior to the day fixed for such meeting, which notice shall state the time and place of the meeting.

7. Special Meetings. Special meetings of the Board of Directors may be called by the President on three (3) days' prior notice to each Director, which notice shall state the time, place and purpose of the meeting. Special meetings of the Board of Directors shall be called by the President in like manner and on like notice at the written request of a majority of the Board of Directors.

8. Waiver of Notice. Before or after any meeting of the Board of Directors, any Director may, in writing, waive notice of such meeting and such waiver shall be deemed equivalent to the giving of notice. Attendance by a Director at any meeting of the Board of Directors shall be a waiver of notice by him of the time and place thereof. If all the Directors are present at any meeting of the Board of Directors, no notice shall be required and any business may be transacted at such meeting.

9. Quorum. At all meetings of the Board of Directors, a majority of the Directors shall constitute a quorum for the transaction of business, and the acts of the majority of the Directors present at a meeting at which a quorum is present shall be the acts of the Board of Directors.

10. Official Business. All official business shall be transmitted to the Board of Directors in writing, emergencies excepted, and such written business shall be submitted to the Board of Directors through the President if available, and the Secretary of the Association, if the President is not available.

ARTICLE V - OFFICERS

1. Designation. The officers of the Association shall be a President, a Secretary and a Treasurer, all of whom shall be elected by and from the Board of Directors. The Board of Directors may appoint a Vice President, an Assistant Treasurer and an Assistant Secretary and such other officers as in their judgment may be necessary.

2. Election of Officers. The officers of the Association shall be elected each year at the annual meeting of the Board of Directors and shall hold office at the pleasure of the Board.

3. Removal of Officers. At any regular meeting of the Board of Directors or at any special meeting called for that purpose, any officer may be removed, with or without cause, and his successor elected, upon an affirmative vote of a majority of the members of the Board of Directors.

4. President. The President shall be the chief executive officer of the Association and shall preside at all meetings of the Association and of the Board of Directors and shall have all powers and shall perform all duties usually incident to the office of President of a business corporation.

5. Secretary. The Secretary shall keep the minutes of all meetings of the Board of Directors and of the Association and shall also maintain the Register of unit owners, designated representatives and voting rights pledges. In addition, the Secretary shall perform all duties usually incident to the office of Secretary of a business corporation.

6. Treasurer. The Treasurer shall have responsibility for the Association's funds and securities and shall be responsible for keeping full and accurate accounts of all receipts and disbursements in books belonging to the Association.

7. Other Officers, Assistants, Employees. Other officers of the Association, assistants to the officers, or persons employed to assist the officers, shall have such authority and shall perform such duties as the Board of Directors may prescribe within the provisions of applicable statutes, the Declaration and these Bylaws. A Vice President, an Assistant Secretary and an Assistant Treasurer, if any are elected, shall also have all powers of the President, Secretary and Treasurer, respectively, in the absence of such officers.

8. Compensation. The Board may pay reasonable compensation to any officer, assistant or unit owner who performs substantial services for the Association in carrying out the management functions.

ARTICLE VI - COMMITTEES AND MANAGER

1. Committees of Directors. The Board of Directors may designate one or more committees, each of which shall consist of one or more Directors. Such committees shall have and exercise to the extent provided in the resolution establishing the committee, the authority of the Board of Directors in the management of the Association, but the designation of such committees shall not operate to relieve the Board of Directors of any responsibility imposed upon it by law.

2. Other Committees. Other committees, not having or exercising the authority of the Board of Directors in the management of the Association, may be designated by the President or by the Board of Directors, and such committees may be composed of one or more non-Director members of the Association, but each committee shall have at least one Director as a member.

3. Delegation to Manager. The Board of Directors may delegate any of its duties, powers or functions to any person or persons, to act as Manager of Sundance Park, a Condominium, as provided in the Declaration; provided, that the Board shall not delegate its power to elect officers or directors of the Association, to amend these Bylaws, or to adopt rules and regulations.

ARTICLE VII - OBLIGATION OF UNIT OWNERS

1. Assessments. All unit owners are obligated to pay the assessments imposed by the Association to meet all common expenses of the property as set forth in the Declaration, and the Board of Directors shall act to establish, assess, collect and expend such assessments as therein provided.

2. Foreclosure of Assessment Lien. The Board of Directors (or Declarant prior to the appointment or election of the Board), on behalf of the Association, may commence an action to foreclose the lien of any delinquent assessments.

3. Rules and Regulations. The Board of Directors may, from time to time, adopt such Rules and Regulations as may be reasonably required for the use, occupancy and maintenance of the units, common elements and limited common elements and when so adopted, such Rules and Regulations shall be binding upon all of the unit owners and occupants of the property and shall be a part of these Bylaws. The Board of Directors may from time to time amend any such Rules and Regulations.

ARTICLE VIII - HOUSING FOR PERSONS WHO ARE 55 YEARS OF AGE AND OLDER

1. Fifty-Five and Older. As set forth in Section 4.3 of the Declaration, the Units are intended for and shall be operated as housing of persons fifty-five (55) years of age and older. The rules and regulations set forth herein are required by federal law in order for the Condominium to qualify as a community intended for the housing of persons fifty-five (55) years of age and older to and are intended to demonstrate the Association's intent to operate as housing for persons fifty-five (55) years of age and older. These rules and regulations shall implement the rules and regulations set forth in Section 4.3 of the Declaration and shall be interpreted consistent therewith.

2. Verification of Occupancy. Prior to occupancy of a Unit by any person, the prospective occupant shall provide reliable written evidence of the prospective occupant's age to the Association. The following documents are considered reliable documentation of the age of occupants: (a) driver's license; (b) birth certificate; (c) passport; (d) immigration card; (e) military identification; (f) any other state, local, national or international official documents of comparable reliability containing a birth date; or (g) a certificate in a lease, application, affidavit or other document signed by any member of the household age eighteen (18) or older asserting that at least one person in the unit is fifty-five (55) years of age or older. At least once every two (2) years, the Association shall, through surveys, census or other reliable means, update the initial information supplied by the occupants of the Condominium.

3. Advertising. Advertising of any Unit for sale or for lease shall include a statement that the Condominium is intended for the housing of persons fifty-five (55) years of age and older. Phrases such as "adult living," "adult community" or similar statements in any written advertisements are not consistent with the intent that the Condominium is intended for the housing of persons fifty-five (55) years of age and older, and shall not be used.

4. Signage. The Association shall maintain signage in a clearly visible location at the entry to the Condominium property describing the Condominium as housing for persons fifty-five (55) years of age and older.

ARTICLE IX - HANDLING OF FUNDS

1. Accounts. The Association shall establish the necessary funds or accounts to properly provide for the operation and maintenance of the property, as required by the Declaration. Overall management of these funds shall be the responsibility of the Treasurer of the Association, who shall be authorized to open such accounts and adopt such procedures as may be advisable to properly secure the accounts and funds of the Association.

2. General Account. The Treasurer shall establish a checking account in a commercial bank to be known as the General Account. This account will be the working capital account for the current operations of Sundance Park, a Condominium, and will normally receive all monthly assessments, and all income and other funds received by the Association. Checks shall be issued from this account for all management, maintenance, and operation expenditures necessary for Sundance Park, a Condominium. Funds for the Insurance Account and Reserve Account will normally be received and deposited in the General Account and checks issued to the other accounts immediately so that an overall accounting of the funds received and disbursed by the Association is centralized in the check register of the General Account.

3. Reserve Account. The Treasurer shall establish an interest bearing savings account in a commercial bank, savings bank or savings and loan association, to be known as the Reserve Account. The purpose of the Reserve Account is to provide for major renovating of interior and exterior common

elements, for replacement of structural elements and mechanical equipment, for financial stability during periods of special stress, and to meet deficiencies in the general funds that may occur, from time to time, as a result of delinquent payments of assessments, and for other contingencies. A portion of the monthly assessments chargeable to the unit owners shall be allocated to the Reserve Account. The amount of such allocation shall be determined in the discretion of the Board of Directors, and may be adjusted from time to time by the Board of Directors.

ARTICLE X - KEEPING RECORDS AND REPORTS

1. General. The Treasurer shall keep complete and accurate books and records of the receipts and expenditures affecting the common elements and facilities, specifying and itemizing the maintenance and repair expenses of the common elements and facilities and any other expenses incurred, as required by the Declaration. Such books and records, and all contracts, documents, papers and other records of the Association, shall be available for examination by the unit owners or their authorized representatives, agents or attorneys, at any reasonable time or times.

2. Financial Reports. The Board of Directors shall cause to be issued and mailed to all unit owners at least one (1) copy of each annual financial statement and report of the Association prepared by the outside auditor, and a statement from the President indicating the general condition of the Association and providing a comparison between the actual expenses of the Condominium and the projected expenses outlined in the current budget upon which the current assessments are based.

ARTICLE XI - AMENDMENTS

These Bylaws may be amended by a majority vote of the Board of Directors or the unit owners, but the Board of Directors shall not amend or repeal any Bylaws adopted by the unit owners; provided, that the unit owners shall not amend these Bylaws without the Declarant's written consent until the election of the first Board of Directors pursuant to Section 7.4.2 of the Declaration. A majority vote of the unit owners may amend the Bylaws at any annual meeting or special meeting called for that purpose.

ARTICLE XII - MISCELLANEOUS

1. Individual Items. Certain items which would ordinarily be considered common elements, such as, but not limited to, screen doors, window screens, other screens, awnings, storm windows, planter boxes, antennae, and the like may, pursuant to decision of the Board of Directors, be designated as items to be furnished and/or maintained at individual expense in good order according to standards and requirements established by the Board of Directors or by the Rules and Regulations.

2. Notices for All Purposes. Any notice permitted or required to be delivered under the provisions of these Bylaws may be delivered either personally or by mail as provided in Section 29 of the Declaration. Mailing addresses may be changed from time to time by notice in writing to the Board. Notice to be given to the Board may be given to Declarant until the Board of Directors has been appointed or elected and, thereafter, shall be given to the President or Secretary of the Board of Directors.

3. Waiver. The failure of the Board of Directors in any one or more instances to insist upon the strict performance of any of the terms, covenants, conditions or restrictions of the Declaration, or of these Bylaws, or any Rules and Regulations established by the Board of Directors contained in such documents, or to serve any notice or to institute any action, shall not be construed as a waiver or a relinquishment for the future as to such term, covenant, condition or restriction, but such term, covenant, condition or restriction shall remain in full force and effect. The receipt by the Board of Directors of any

assessment from a unit owner, with knowledge of any such breach shall not be deemed a waiver of such breach, and no waiver by the Board of Directors of any provision hereof shall be deemed to have been made unless expressed in writing and signed by the Board of Directors.

4. Limitation of Liability. The Board of Directors of the Association shall not be liable for any failure of any utility or other service to be obtained and paid for by the Board of Directors or for injury or damage to person or property caused by the elements, or by another unit owner or person; or resulting from electricity, water, rain, dust or sand which may lead or flow from outside or from any parts of the buildings, or from any pipes, drains, conduits, appliances, or equipment, or from any other place; or resulting from loss, damage, or theft of articles used or stored by unit owners on the property or in units. No diminution or abatement of assessment shall be claimed or allowed for inconveniences or discomfort arising from the making of repairs or improvements to the common elements, or from any action taken to comply with any law, ordinance, or order of a governmental authority. This section shall not be interpreted to impose any form of liability by any implication upon the Board of Directors or upon the Association.

5. Interpretation. The provisions of the Declaration and these Bylaws shall be liberally construed to effectuate the purpose of creating a uniform plan for the development and operation of Sundance Park as a condominium. It is intended also that, insofar as it affects the Declaration, these Bylaws and this Condominium, the provisions of the Act shall be liberally construed to effect the intent of the Declaration and these Bylaws insofar as reasonably possible.

IN WITNESS WHEREOF, Declarant has adopted these Bylaws on this 4th day of May, 2006.

DECLARANT:

SSH LLC

By: J. Matthew Farris
J. Matthew Farris, President

CC&Rs-Condo Declaration
Sundance Park Condominium Association

Order: TFKGHNL3D
Address: 23869 NE 112th Cir
Order Date: 07-21-2020
Document not for resale
HomeWiseDocs

AFTER RECORDING, RETURN TO:
Davis, Wright Tremaine
2600 Century Square Building
1501 4th Avenue
Seattle, WA 98101
ATTN: Thomas A. Goeltz

AGE RESTRICTIVE COVENANT FOR BLAKELY RIDGE URBAN PLANNED DEVELOPMENT

This declaration of age restriction covenant ("Covenant") for the Blakely Ridge Active Adult Urban Planned Development ("Blakely Ridge") is made this 5th day of JANUARY, 1996, by Port Blakely Tree Farms, Limited Partnership ("Port Blakely"), a Washington limited partnership.

Definitions:

ADULT HOUSING DEVELOPMENT: The term "Adult Housing Development" shall mean a residential planned development that has restrictions on the age of residents living in the development

ADULT: The term "Adult" shall mean a person residing in a Residence who is fifty-five (55) years of age or older.

ASSOCIATION: The term "Association" shall mean Blakely Ridge Homeowners Association, its successors and assigns, a Washington nonprofit corporation pursuant to Title 24 of the Revised Code of Washington.

QUALIFIED PERMANENT RESIDENT: The term "Qualified Permanent Resident" shall mean a person residing in a Residence and who is 18 years of age or older.

RESIDENCE: The term "Residence" shall mean an owned or rented housing unit or dwelling located in Blakely Ridge, including attached and detached garages.

OWNER: The term "Owner" shall mean the record holder of legal title to the fee simple interest in any lot or parcel, including contract purchasers but excluding others who hold such title merely as security. An Owner shall include any person who holds record title to a lot or parcel in joint ownership with any other person or holds undivided fee interest in any lot or parcel.

ARTICLE I ADULT HOUSING DEVELOPMENT

Blakely Ridge is an active Adult Housing Development that is intended to be and shall be operated as "Housing For Older Persons" pursuant to the federal Fair Housing Act Amendments of 1988, 42 U.S.C. § 3607(b)(2)(C), as amended, and implementing regulations, as amended.

1.1 RESIDENCY REQUIREMENT: No person may reside at a Residence temporarily or permanently, except as expressly authorized by this Article I. A person shall be deemed to reside in a Residence on any day that the person remains overnight or sleeps at the Residence. This residency requirement is not an ownership requirement.

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1.1.1 Adult Residency Requirement: At least one (1) person residing in each Residence shall be an Adult. However, upon the death of an Adult or the dissolution of the marriage, or upon hospitalization or other prolonged absence of an Adult, any person who has resided in a Residence with an Adult may continue to reside in the Residence provided that (a) the person is a Qualified permanent Resident, and (b) at least eight percent (80%) of the Residences are occupied by at least one (1) Adult. If either of these conditions is not met, the person residing in the Residence is not eligible for residency at Blakely Ridge or for the privileges of membership in the Association.

1.1.2 Qualified Permanent Resident May Reside with Adult: Providing the Residency Requirement of Section 1.1.1 is satisfied, a Qualified Permanent Resident may reside in a Residence.

1.1.3 Temporary Guests: Guests under the age of 18 years are permitted to temporarily reside in a Residence, provided that no guest under 18 years of age may reside within Blakely Ridge for more than sixty (60) days in any calendar year. A person shall be deemed to reside in a Residence on any day that the person remains overnight or sleeps at the Residence.

1.1.4 Age Restriction vis-a-vis ownership: Any person under fifty-five (55) years of age who acquires real property at Blakely Ridge by purchase, inheritance or other means and does not meet the Residency Requirement of Section 1.1.1 and does not qualify for membership in the Association is not eligible for residency at Blakely Ridge or for privileges of membership in the Association. Such restriction shall not relieve the Owner of a Residence from the obligation to any assessments and to fulfill all obligations of ownership of a Residence imposed by the Association.

1.1.5 Verification and Enforcement: This covenant shall be subject to verification and enforcement in accordance with 24 CFR § 304(c)(2), as such regulations may be amended.

Port Blakely Tree Farms
Limited Partnership, a
Washington Limited Partnership

By:


James E. Warjone
General Partner

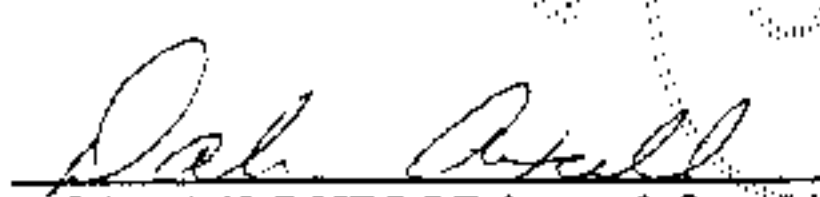
STATE OF WASHINGTON

SS

COUNTY OF KING

On this 5th day of January, 1996, before me, a Notary Public in and for the State of Washington, personally appeared James E. Warjone, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who signed this instrument; on oath stated that he was authorized to execute the instrument as general partner of Port Blakely Tree Farms, Limited Partnership, a Washington limited partnership, acknowledged said instrument to be his free and voluntary act and deed, as general partner, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.


NOTARY PUBLIC in and for the State
of Washington, residing at Kent
My appointment expires 6-1-98
Print Name: Dale Axcell

Blakely Ridge
UPD Boundary
Legal Description

The following parcel of land being all of, or a portion of Sections 22, 26, 27 and 34, Township 26 North, Range 6 East, W.M., King County, Washington, being more particularly described as follows:

Beginning at the northwest corner of the southwest one-quarter of said Section 26; thence S.88°53'28" E. along the north line of said southwest one-quarter, 1351.50 feet to the northeast corner of the west one-half of said southwest one-quarter; thence S.01°05'00" W. along the east line of the west one-half of said southwest one-quarter, 2407.78 feet to the northerly line of N.E. Novelty Hill Road as established under Volume 30 of Commissioners Records, Page 499; thence tracing said northerly line the following courses and distances: northwesterly along the arc of a nontangent curve (the radius point of which bears S. 07°02'09" W., 746.20 feet) through a central angle of 06°53'34", a distance of 89.77 feet (chord bears N.86°24'38" W., 89.72 feet); thence N.89°51'25" W., 138.30 feet to the point of curve left of a 1175.93 foot radius curve; thence along the arc of said curve left, through a central angle of 16°02'00", a distance of 329.07 feet (chord bears S. 82°07'35" W., 327.99 feet); thence S. 74°06'35" W., 296.20 feet to the point of curve right of a 788.51 foot radius curve; thence along the arc of said curve right, through a central angle of 32°58'30", a distance of 453.81 feet (chord bears N. 89°24'10" W., 447.57 feet); thence N.72°54'55" W., 58.98 feet to the west line of said southwest one-quarter of Section 26; thence S.00°48'38" W. along said west line, 165.18 feet to the northeast corner of Section 34, Township 26 North, Range 6 East, W.M.; thence N.89°01'05" W. along the north line of the northeast one-quarter of said Section 34, 677.04 feet to the northwest corner of the east one-half of the northeast one-quarter of the northeast one-quarter; thence S. 00°17'51" E. along the west line of said east one-half of the northeast one-quarter of the northeast one-quarter, 1344.88 feet to the southwest corner of said east one-half of the northeast one-quarter of the northeast one-quarter; thence N. 89°06'07" W. along the south line of the north one-half of the northeast one-quarter of said Section 34, 2023.35 feet to the southeast corner of the north one-half of the northwest one-quarter of said Section 34; thence N. 89°05'59" W. along the south line of said north one-half of the northwest one-quarter, 2760.73 feet to southwest corner of said north one-half of the northwest one-quarter; thence N. 01°31'52" E. along the west line of said north one-half of the northwest one-quarter, 1351.88 feet to the southwest corner of Section 27, Township 26 North, Range 6 East, W.M.; thence N. 02°40'09" E. along the west line of said Section 27, 2708.57 feet to the northwest corner of the southwest one-quarter of said Section 27; thence N. 06°13'16" E. along the west line of said Section 27, 2768.92 feet to the southwest corner of Section 22, Township 26 North, Range 6 East, W.M.; thence N. 04°30'55" E. along the west line of said Section 22, 2892.79 feet to the northwest corner of the southwest one-quarter of said Section 22; thence N. 04°25'05" E. along the west line of said Section 22, 1450.87 feet to the

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northwest corner of the southwest one-quarter of the northwest one-quarter of said Section 22; thence S. 89°14'44" E. along the north line of said southwest one-quarter of the northwest one-quarter, 1202.09 feet to the northeast corner of said southwest one-quarter of the northwest one-quarter; thence S. 03°36'07" W. along the east line of said southwest one-quarter of the northwest one-quarter, 1448.47 feet to the southeast corner of said southwest one-quarter of the northwest one-quarter; thence S. 03°38'29" W. along the east line of the northwest one-quarter of the southwest one-quarter, 1144.07 feet to the northeasterly line of that 100-foot wide railroad right-of-way described in Auditor's File No. 1827216; thence S. 50°58'59" E. along said northeasterly line, 516.69 feet to the north line of the southeast one-quarter of the southwest one-quarter of said Section 22; thence S. 88°37'26" E. along said north line of the southeast one-quarter of the southwest one-quarter, 822.64 feet to the northwest corner of the southwest one-quarter of the southeast one-quarter of said Section 22; thence S. 88°36'56" E. along the north line of said southwest one-quarter of the southeast one-quarter, 1231.60 feet to the northeast corner of said southwest one-quarter of the southeast one-quarter; thence S. 01°27'16" W. along the east line of said southwest one-quarter of the southeast one-quarter, 1487.59 feet to the northwest corner of the northeast one-quarter of the northeast one-quarter of Section 27, Township 26 North, Range 6 East, W.M.; thence S. 87°57'53" E. along the north line of said northeast one-quarter of the northeast one-quarter, 1265.85 feet to the northeast corner of said Section 27; thence S. 00°39'45" W. along the east line of said Section 27, 2675.23 feet to the Point of Beginning.

Order: TFKGHNL3D
EXCEPT THEREFROM the 100-foot Tolt River Pipeline and N.E. Novelty Hill Road as established under Volume 30 of Commissioners Records, Page 499.
Order Date: 07-21-2020
HomeWiseDocs

ALSO EXCEPT THEREFROM the following described parcel of land:

That portion of the southwest one-quarter of the northwest one-quarter of Section 22, Township 26 North, Range 6 East, W.M., King County, Washington:

Commencing at the intersection of the east line of the southwest one-quarter of the northwest one-quarter of said Section 22, with the northeasterly right-of-way margin of the Tolt River Pipeline; thence N. 58°28'34" W. along said northeasterly right-of-way, 195 feet to the TRUE POINT OF BEGINNING of the herein described parcel; thence continuing along said northeasterly right-of-way, 100 feet; thence N. 31°31'26" E., 140 feet; thence S. 58°28'34" E., 100 feet; thence S. 31°31'26" W., 140 feet to the TRUE POINT OF BEGINNING.

AND ALSO EXCEPT THEREFROM the following described parcel of land:

That portion of the west one-half of the southwest one-quarter of Section 26, Township 26 North, Range 6 East, W.M., King County, Washington, lying North and East of the following described line:

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EXHIBIT 1

Page 2 of 3

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Commencing at the northwest corner of the southwest one-quarter of said Section 26; thence S.88°53'28"E. along the north line of said southwest one-quarter, 381.29 feet to the TRUE POINT OF BEGINNING of the herein described line; thence leaving said north line, S.15°10'12"E., 434.31 feet; thence S.16°17'37"E., 1,134.22 feet; thence S.43°00'34"E., 421.67 feet; thence S.18°34'47"E., 643.47 feet to the point of intersection of the northerly line of N.E. Novelty Hill Road as established under Volume 30 of Commissioners Records, Page 499 with the east line of the west one-half of the southwest one-quarter of said Section 26. Said point of intersection being the terminus of the herein described line.

Contains 1,051.099 acres, more or less.

Order: TFKGHNL3D
Address: 23869 NE 112th Cir
Order Date: 07-21-2020
Document not for resale
HomeWiseDocs

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EXHIBIT 1

Page 3 of 3

After recording return to:

Joshua Rosenstein
HANSON BAKER LUDLOW DRUMHELLER P.S.
10777 Main Street, Suite 300
Bellevue, Washington 98004



20060511002248

FIRST AMERICAN DCON 88.00
PAGE001 OF 056
05/11/2008 14:37
KING COUNTY, WA

DECLARATION
FOR
SUNDANCE PARK, A CONDOMINIUM

RECORDING COVER SHEET

DOCUMENT TITLE	Declaration for Sundance Park, a Condominium
REFERENCE NO. OF DOCUMENTS ASSIGNED/RELEASED	N/A
GRANTOR	SSHI LLC
GRANTEE	King County
LEGAL DESCRIPTION	Lot 1, Neighborhood B, Binding Site Plan recorded in Vol. 211 of Condos, Pgs. 041 - 044, Recording No. 20051116002312
ASSESSOR'S PARCEL NO.	868227-0010-0020

NCS-CM2799

This instrument filed for record by
First American Title Insurance Company
As an accommodation only, it has not
Been examined as to its execution or
As to its effect upon the title

Note to Recorder: Please insert the recording number of the Survey Map and Plans on page 45.

Order: TFKGHN3D
Address: 23869 NE 112th Cir
Order Date: 07-21-2020
Document not for resale
HomeWiseDocs

**DECLARATION
FOR
SUNDANCE PARK, A CONDOMINIUM**

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DECLARATION
FOR
SUNDANCE PARK, A CONDOMINIUM

THIS DECLARATION OF CONDOMINIUM is made as of the date below by SSHI LLC, a Delaware limited liability company, as sole owner of the property located in King County, Washington hereinafter described, to submit the property as a condominium pursuant to the Washington Condominium Act (Revised Code of Washington Chapter 64.34):

SECTION 1 – DEFINITIONS

As used in this Declaration unless the context requires otherwise:

1.1 The "Act" means the Washington Condominium Act (Revised Code of Washington Chapter 64.34), as amended from time to time.

1.2 "Allocated Interests" means the undivided interest in the Common Elements, the Common Expense Liability, and votes in the Association allocated to each Unit.

1.3 "Sundance Park, a Condominium" means the Condominium development which is the subject of this Declaration.

1.4 "Assessment" means all sums chargeable by the Association against a Unit including, without limitation: (a) regular and Special Assessments for Common Expenses, charges, and fines imposed by the Association; (b) interest and late charges on any delinquent account; and (c) costs of collection, including reasonable attorneys' fees, incurred by the Association in connection with the collection of a delinquent Unit Owner's account.

1.5 "Association", "Sundance Park Condominium Association", or "Unit Owners' Association" means the Unit Owners' Association organized pursuant to SECTION 7 below.

1.6 "Board of Directors" or "Board" means the body with primary authority to manage the affairs of the Association.

1.7 "Building(s)" means the Building(s) containing the Units comprising a part of the property of the Condominium.

1.8 "Bylaws" shall mean the Bylaws of the Association as initially promulgated by the Declarant, and as amended from time to time by the Association.

1.9 "Common Elements" means all portions of the Condominium other than the Units.

1.10 "Common Expenses" means expenditures made by or financial liabilities of the Association, together with any allocations to reserves.

1.11 "Common Expense Liability" means the liability for Common Expenses allocated to each Unit pursuant to SECTION 9 below.

1.12 "Conveyance" means any transfer of the ownership of a Unit, including a transfer by deed or by real estate contract, but shall not include a transfer solely for security.

1.13 "Declarant" means SSHI LLC, its successors and assigns.

1.14 "Declarant Control" means the right, if expressly reserved in this Declaration, of the Declarant or persons designated by the Declarant to appoint and remove officers and members of the Board of Directors.

1.15 "Declaration" means this instrument by which the Property is submitted to provisions of the Act and as it may be, from time to time, lawfully amended.

1.16 "Development Rights" means any right or combination of rights reserved by a Declarant in the Declaration, as more specifically set forth in Section 21.1.

1.17 "Dispose" or "disposition" means a voluntary transfer or conveyance to a purchaser of any legal or equitable interest in a Unit, but does not include the transfer or release of a security interest.

1.18 "Eligible Mortgagee" means the holder of a mortgage on a Unit that has filed with the secretary of the Association a written request that it be given copies of notice of any action by the Association that requires the consent of Mortgagees.

1.19 "Foreclosure" means a forfeiture or judicial or nonjudicial foreclosure of a mortgage or a deed in lieu thereof.

1.20 "Identifying number" or "Unit Number" means a symbol or address that identifies only one Unit in the Condominium.

1.21 "Limited Common Element" means a portion of the Common Elements allocated by the Declaration for the exclusive use of one or more, but fewer than all, of the Units.

1.22 "Majority" or "Majority of Unit Owners" means the Unit Owners with fifty-one percent (51%) or more of the votes in accordance with those assigned in this Declaration, as duly recorded or as it may be lawfully amended, to the Units for voting purposes.

1.23 "Mortgagee" means an institutional lender (i.e., a bank, savings and loan association, insurance company, FHA-approved mortgage lender, or FannieMae), which is the holder of a note and mortgage or the beneficiary of a deed of trust covering a Unit or other portion of the Property, and shall also mean the vendor under a real estate contract covering a Unit.

1.24 "Mortgage" means a mortgage, deed of trust, or a real estate contract covering a Unit or other portion of the Condominium.

1.25 "Purchaser" means any person, other than a Declarant or a dealer, who by means of a disposition acquires a legal or equitable interest in a Unit other than (a) a leasehold interest, including renewal options, of less than twenty years at the time of creation of the Unit, or (b) as security for an obligation.

1.26 "Real Property," "Property" or "Land" means any fee, leasehold or other estate or interest in, over, or under Land, including structures, fixtures, and other improvements thereon and easements, rights and interests appurtenant thereto which by custom, usage, or law pass with a conveyance of Land although not described in the contract of sale or instrument of conveyance.

1.27 "Residential Purposes" or "Residential Use" means use for dwelling or recreational purposes, or both.

1.28 "Special Declarant Rights" means rights reserved for the benefit of a Declarant to: (a) complete improvements indicated on Survey Maps and Plans filed with the Declaration under RCW 64.34.232; (b) exercise any Development Right under RCW 64.34.236; (c) maintain sales offices, management offices, signs advertising the Condominium, and models under RCW 64.34.256; (d) use easements through the Common Elements for the purpose of making improvements within the Condominium or within the Real Property which may be added to the Condominium under RCW 64.34.260; (e) make the Condominium

subject to a master association under RCW 64.34.276; (f) appoint or remove any officer of the Association or any member for the Board of Directors during any period of Declarant Control under RCW 64.34.308(4) and (g) any other right set forth in Section 21.2.

1.29 "Survey Map and Plans" means the Survey Map and the set of Plans filed or to be filed simultaneously with this Declaration showing the location, boundaries and other information relating to the Land, the Building(s) and the Units, as required by the Act, as further described in 25.8.

1.30 "Temporary Board of Directors" or "Temporary Board" shall mean the persons appointed by the Declarant to manage and administer the Property for the Association until such time as the Unit Owners elect the Board of Directors as provided in this Declaration.

1.31 "Unit" means the parts of the Property intended for Residential Use and occupancy. All spaces, interior partitions, and other fixtures and improvements within the boundaries of a Unit are a part of the Unit. The boundaries of the Unit shall be the perimeter walls, the lowest floors and the highest ceilings which enclose the Unit. All windows, doors to the Unit, lath furring, wallboard, plasterboard, plaster, paneling, tiles, wallpaper, paint, finished flooring, and any other materials constituting any part of the finished surfaces thereof are a part of the Unit, and all other portions of the walls, floors, or ceilings are a part of the Common Element. Any chute, flue, duct, wire, conduit, bearing wall, bearing column, or any other fixture which lies partially within and partially outside the designated boundaries of a Unit, and any portion thereof which serves only that Unit, shall be a Limited Common Element allocated solely to that Unit, and any portion which serves more than one Unit or any portion of the Common Elements shall be a part of the Common Elements. The existing physical boundaries of the Unit as originally constructed or as reconstructed in substantial accordance with the original Plans thereof shall be conclusively presumed to be its boundaries rather than the metes and bounds expressed or depicted in this Declaration, deed or Survey Map and Plans, regardless of minor variance between boundaries shown in the Declaration, deed, or Survey Map and Plans and those of Units in the Building(s) as actually constructed.

1.32 "Unit Owner" means the Declarant or other person who owns a Unit, but does not include a person who has an interest in a Unit solely as security for an obligation or debt. "Unit Owner" means the vendee, not the vendor, of a Unit under a real estate contract.

SECTION 2 – DESCRIPTION OF CONDOMINIUM

2.1 Description of Land

The legal description of all of the Land included in Sundance Park, a Condominium is on **Exhibit A-1** to this Declaration. The Land on which the Buildings and improvements in Phase 1 are or are to be located is described on **Exhibit A-2** to this Declaration. The Land on which subsequent phases may be built is described on **Exhibit A-3** to this Declaration.

2.2 Description of Units

Sundance Park, a Condominium, shall contain twenty-four (24) Units which shall be located in eleven (11) Buildings. All the Buildings and the Units are shown on the Survey Map and Plans. Up to an additional twenty-four (24) Units may be added to the Property in subsequent phase(s) pursuant to SECTION 21.

2.3 Boundaries

2.3.1 Unit Boundaries. The Unit boundaries shall be as follows:

(a) The Unit boundaries are the perimeter walls, floors, and ceilings, including the decorative and finished surface coverings, as set forth in Section 1.31. All other portions of the walls, floors, or ceilings are a part of the Common Elements.

(b) If any chute, flue, duct, wire, conduit, bearing wall, bearing column, or any other fixture lies partially within and partially outside the designated boundaries of a Unit, any portion thereof serving only that Unit is a Limited Common Element allocated solely to that Unit, and any portion thereof serving more than one Unit or any portion of the Common Elements is a part of the Common Elements.

(c) Subject to the provisions of Section 2.3.1(b), all spaces, interior partitions, and other fixtures and improvements within the boundaries of a Unit are a part of the Unit.

2.3.2 Limited Common Element Boundaries. The boundaries of Limited Common Elements shall be defined by the interior surfaces of the walls, floor, ceiling, doors, windows, ground, railings, fence or curb enclosing said Limited Common Element; but if there are no such interior surfaces, then the boundaries as delineated on the Survey Map and Plans; but if no such boundaries are so delineated, then the perimeter of any yard area, patio or deck as actually constructed by Declarant.

2.3.3 Monuments as Boundaries. The physical boundaries of a Unit constructed in substantial accordance with the original Survey Map and Plans thereof become its boundaries rather than the metes and bounds expressed in the Survey Map and Plans, regardless of settling or lateral movements of the Building or minor variances between boundaries shown on the Survey Map and Plans and those of the Building. This Section does not relieve a Declarant or any other person of liability for failure to adhere to the Survey Map and Plans.

2.4 Description of Common Elements

Except as otherwise specifically allocated by the provisions of Section 2.5 or other provisions of this Declaration or amendments thereto, the Common Elements consist of all portions of the Condominium except Units and shall include the following:

2.4.1 The Real Property described in **Exhibit A.**

2.4.2 The roofs, foundations, columns, girders, studs, joists, beams, supports, walls (excluding non-bearing interior partitions of Units), chimneys, and all other structural parts of the Buildings, to the boundaries of the Units, as the boundaries are defined in Section 2.3, and any replacements thereto.

2.4.3 Installations of central services such as: power, light, gas, hot and cold water, heating and air conditioning, pipes, conduits, wires, tanks, pumps, motors, fans, compressors, ducts; and in general all apparatus and installations existing for common use; but excluding plumbing, electrical and similar fixtures, which fixtures are located within a Unit for the exclusive use of that Unit.

2.4.4 The stairways, corridors and other interior spaces of the Buildings which are not part of a Unit.

2.4.5 The driving areas (not allocated as Limited Common Elements by this Declaration or amendments thereto); and any guest parking or other parking areas (not allocated to Units as Limited Common Elements by this Declaration or amendments thereto).

2.4.6 The yards, gardens, landscaped areas and walkways (not allocated as Limited Common Elements by this Declaration or amendments thereto) which surround and provide access to the Buildings or are used for recreational purposes.

2.4.7 All other parts of the Property necessary or convenient to its existence, maintenance and safety, or normally in common use.

2.5 Description of Limited Common Elements

The Limited Common Elements are allocated for the exclusive use of the Owner or Owners of the Unit or Units to which they are allocated and, in addition to any Limited Common Elements provided by law or other provisions of the Declaration or amendments thereto, consist of:

2.5.1 Yard Area, Porch, Patio or Deck. The yard area, porch, patio or deck, if any, which is adjacent to each Unit as more particularly shown on the Survey Map and Plans.

2.5.2 Driveway. The driveway which is adjacent to each Unit as more particularly shown on the Survey Map and Plans.

2.5.3 Shutters, Etc. Except as otherwise set forth in Section 1.31, any shutters, awnings, window boxes, doorsteps, stoops, porches, balconies, patios, and all other fixtures designated to serve a single Unit, but which are located outside the Unit's boundaries.

2.6 Description of Parking

All units contain a garage, as shown on the Survey Map and Plans. The number of parking spaces in each garage is set forth on Exhibit B. There are also eight (8) uncovered guest parking spaces, as shown on the Survey Map and Plans. The guest parking spaces are Common Elements.

2.7 Transfer of Limited Common Elements

2.7.1 Reallocation Between Units. A Limited Common Element may only be reallocated between Units with the approval of the Board and by an amendment to the Declaration executed by the Owners of, and approved in writing by the Mortgagees holding Mortgages against, the Units to which the Limited Common Element was and will be allocated. The Board shall approve the request of the Unit Owner or Owners under this Section within thirty (30) days unless the proposed reallocation does not comply with the Act or the Declaration. The failure of the Board to act upon a request within such period shall be deemed approval thereof. The amendment shall be recorded in the names of the parties and of the Condominium.

2.7.2 Common to Limited Common; Limited Common to Unit. Sixty-seven percent (67%) of the Unit Owners, including the Owner of the Unit to which the Limited Common Element will be assigned or incorporated, must agree to reallocate a Common Element as a Limited Common Element or to incorporate a Limited Common Element into an existing Unit. Such reallocation or incorporation shall be reflected in an amendment to the Declaration, Survey Map or Plans. Provided, however, this Section shall not apply with respect to any such reallocation or incorporation made as a result of the exercise of any Development Right reserved by Declarant.

SECTION 3 - ALLOCATION OF UNDIVIDED INTERESTS IN THE COMMON ELEMENTS, COMMON EXPENSES, AND VOTES IN THE ASSOCIATION

3.1 Undivided Interests in Common Elements

The undivided interest in the Common Elements for each Unit Owner shall be as set forth on Exhibit B attached hereto.

3.2 Liability for Common Expenses

All Common Expenses shall be assessed against all Units according to the relative interests in the Common Elements set forth in Exhibit B.

3.3 Allocation of Votes

In all matters relating to voting in the Association, each Unit shall be entitled to one (1) vote and all votes shall be of equal weight.

SECTION 4 – OCCUPANCY AND USE COVENANTS, CONDITIONS AND RESTRICTIONS

4.1 Residential Use

The Buildings and Units shall be used for single family Residential Purposes only, on an ownership, rental or lease basis, and for social, recreational or other reasonable uses normally incident to such purposes. The Buildings and Units may also be used by the Association for the purposes of operating and managing Sundance Park, a Condominium, and for such additional uses or purposes as are from time to time determined to be appropriate by the Board. Notwithstanding the foregoing, Declarant, its agents, employees and contractors, may maintain during the period of sale of the Units upon such portion of the Property as Declarant may choose, such facilities as in the sole opinion of Declarant may be reasonably required, convenient or incidental to the sale, rental or management of such facilities, including, but not limited to, one (1) or more model Units, a business or sales office, signs, storage facilities, and parking areas for prospective Purchasers or tenants.

4.2 Affordable Housing Restrictions

The ownership, use and conveyance of some Units are subject to a Declaration of Protective Covenants and Restriction for Affordable Housing on Division 7 ("Affordable Housing Covenant"), recorded under King County Recording No. 20050721001645. The Affordable Housing Covenant establishes restrictions on resale of such Units, which restrictions include but are not limited to occupancy of the Unit, income eligibility for buyers and resale price. Pursuant to the Affordable Housing Covenant, such Units may be subject to a Covenant Restricting Resale and Option to Purchase ("Resale Covenant"), which, if required by the Affordable Housing Covenant, will be executed by the first buyer of each such Unit from Declarant at closing and recorded with the King County Recorder concurrently with the deed conveying title from Declarant to the first buyer. The Resale Covenant establishes restrictions on resale of such Units, which restrictions include but are not limited to occupancy of the Unit, income eligibility for buyers and resale price.

4.3 Age-Restricted Housing

4.3.1 Fifty-Five and Older. The Units are intended for the housing of persons fifty-five (55) years of age or older. The occupancy of the Units shall be consistent with, and shall comply with the Fair Housing Amendments Act, 42 USC § 3601 et seq. (1988), as amended, the exemption set out in 42 USC § 3607(b)(2)(C), and the regulations promulgated thereunder (collectively, as may be amended, the "Act") regarding discrimination based on familial status. To comply with the Act, at least eighty percent (80%) of the occupied Units within the Condominium shall at all times have as a permanent occupant at least one (1) person who is fifty-five (55) years of age or older. Nothing in this Section 4.3 is intended to restrict the ownership or transfer of title to any Unit, provided, no Unit Owner under the age of fifty-five (55) may occupy a Unit unless the requirements of this Section are met nor shall any Unit Owner permit occupancy of the Unit in violation of this Section 4.3. The Association may adopt such rules and regulations it deems necessary to monitor and ensure compliance with the Act and this Section 4.3.

4.3.2 Leases. Each Unit Owner shall inform any prospective tenant, purchaser, or other potential occupant of the Owner's Unit that all of the Units are intended for the housing of persons fifty-five (55) years of age or older. Every lease of a Unit shall provide that failure to comply with the requirements and restriction of this Section 4.3 shall constitute a default under the lease.

4.3.3 Temporary Guests. Guests under the age of eighteen (18) years are permitted to temporarily reside in a Unit, *provided that*, no guest under the age of eighteen (18) years may reside within Sundance Park, a Condominium for more than sixty (60) days in any calendar year. A person shall be deemed to reside in a Unit on any day that the person remains overnight or sleeps at the Unit.

4.3.4 Enforcement. The Board shall maintain a list of the names and ages of all occupants of Units. Upon request of the Board, Unit Owners and/or occupants shall provide such affidavits and other documents as the Board may request to verify the age of such occupants. The Association may enforce this Section 4.3 in any legal or equitable manner available, as the Board deems appropriate, including, without limitation, conducting a census of the occupants of Units, requiring copies of birth certificates or other proof of age for each occupant to be provided to the Board on a periodic basis, and/or taking action to evict the occupants of any Unit which does not comply with the requirements and restriction of this Section 4.3. Each Unit Owner shall fully and truthfully respond to any Association request for information regarding occupancy of Units which, in the Board's judgment, is reasonably necessary to monitor compliance with this Section. Each Unit Owner hereby appoints the Association as its attorney-in-fact for the purpose of taking legal or equitable action to dispossess, evict or otherwise remove the occupants of any Unit which he or she owns as necessary to enforce compliance with the requirements and restrictions of this Section 4.3, by himself or herself and by his or her tenants and other occupants of said Unit. Each Unit Owner shall indemnify, defend and hold the Association, its directors, officers, managers and employees, harmless from any and all claims, losses, damages and causes of action which may arise from failure of such Owner's Unit to so comply.

4.3.5 Amendments during the Development Period. Anything to the contrary herein notwithstanding, during the Development Period, Declarant may amend the provisions of this Section to the extent that it deems it necessary or appropriate, in order to comply with the exemption requirements under the Act or any regulations now or hereafter issued therefore, as they may be amended from time to time, with respect to "housing for older persons."

4.4 Leasing of Units

Although Declarant intends to sell the Units as Condominium Units, it is recognized that the Units may be leased or rented by the Declarant or any Unit Owner at any time. No Unit may be leased or rented by any party for a period of less than thirty (30) days, except that Declarant may lease a unit for a shorter period prior to its initial sale pursuant to a bona fide purchase and sale agreement. Each lease or rental agreement shall be in writing, a copy shall be filed with the Board, and by its terms shall provide that the terms of the lease or rental agreement are subject in all respects to the provisions of this Declaration and the Bylaws of the Association, and all rules and regulations thereunder. Any failure by the lessee to comply with the terms contained in said documents shall be a default in any lease or rental agreement. No Owner may lease less than an entire Unit. The Association shall supervise all leasing, renting or subleasing of Units to ensure compliance with this Section, and the Board may create reasonable rules and regulations regarding such leasing, renting or subleasing. The Board, at its discretion, may require an Owner who rents, leases or sublets said Owner's Unit to deposit not more than \$500 with the Association as a security deposit to cover move-in and/or move-out damage to the Common Elements. The Association shall not consent to any lease, sublease or rental agreement, the effect of which will result in noncompliance with this Section.

4.5 Timesharing

Timesharing of any Unit as defined in Revised Code of Washington, Chapter 64.36, is prohibited.

4.6 Parking

Parking is restricted to parking of operative automobiles. Trailers, trucks, campers, recreation vehicles, boats and other vehicles and equipment may be parked or kept therein only subject to the rules and regulations of the Association. The Board may require removal of any inoperative or unsightly vehicle, and

any other equipment or item improperly stored in parking spaces all in accordance with the rules and regulations adopted from time to time by the Board. If that vehicle or equipment is not removed, the Board may cause removal at the risk and expense of the Unit Owner thereof. The Board may adopt rules and regulations for the use of any guest or other unassigned parking spaces.

4.7 Insurance

The Unit Owners shall not permit anything to be done or kept in the Units or in the Common or Limited Common Elements which will increase the fire insurance premiums thereon or result in the cancellation of such insurance on any Unit or any part of the Common or Limited Common Elements, without the consent of the Board or pursuant to rules and regulations adopted thereby.

4.8 Signs

No sign of any kind shall be displayed to the public view on or from any Unit or from the Common or Limited Common Elements without the consent of the Board or pursuant to rules and regulations adopted thereby; provided, that this section shall not apply to sales activities of Declarant permitted pursuant to Sections 1.28 and 21.2.2; and further provided that a Unit Owner may maintain a sign not larger than two feet by two feet (2' X 2') advertising the Unit for sale.

4.9 Pets

Domestic household pets, such as dogs and cats, may be kept by the Unit Owners; provided, that the keeping of pets shall be subject to such reasonable rules and regulations as the Board may from time to time adopt. The Board may after notice of an opportunity to be heard require the removal of any animal which the Board in the exercise of reasonable discretion finds disturbing other Unit Owners unreasonably, and may exercise this authority for specific animals even though other animals are permitted to remain.

4.10 Offensive Activity

No noxious or offensive activity shall be carried on in any Unit or on the Common or Limited Common Elements, nor shall anything be done therein which may be or become an annoyance or nuisance to other Unit Owners, or which would be in violation of any laws.

4.11 Trilogy at Redmond Ridge and The Village at Redmond Ridge Restrictions

Sundance Park, a Condominium is part of the planned community known as the Village at Redmond Ridge. Use and occupation of the Units shall also be subject to all covenants, restrictions, easements and rules for the Village at Redmond Ridge, as now or hereafter amended or restated, including but not limited to the following:

Document Name	King Co. Recording No(s).
Declaration of Covenants, Conditions and Restrictions for The Village at Redmond Ridge, and amendment thereto	20030506001064; 20040928000733
Declaration of Easements and Covenant to Share Costs for Trilogy at Redmond Ridge and Villages at Redmond Ridge	20011204001460
Declaration of Easements and Covenant to Share Costs for Village at Redmond Ridge and Trilogy at Redmond Ridge, and amendment thereto	20030506001065; 20040928000734

Blakely Ridge Urban Planned Development Agreement, and
amendment thereto

9601090553;
9707291427

Villages at Redmond Ridge Restrictive Covenants and
Agreement

20060327001604

SECTION 5 – COMPLIANCE WITH DECLARATION

5.1 Bylaws and Rules and Regulations

The Association may from time to time adopt reasonable additional provisions in the Bylaws or in the rules and regulations of the Association as may be necessary or advisable to ensure compliance with or to supplement the covenants, conditions and restrictions set forth herein, and the Unit Owners shall comply in all respects therewith.

5.2 Enforcement

Failure of any Unit Owner to comply strictly with the provisions of this Declaration and with the Bylaws and rules and regulations of the Association, as they may be lawfully amended from time to time, and with all decisions of the Board or the Association adopted pursuant to this Declaration and the Bylaws and rules and regulations shall be grounds for (a) an action against the noncomplying Unit Owner to recover sums due for damages, or for injunctive relief, or both, maintainable by the Board acting through its officers on behalf of the Unit Owners, or by any aggrieved Unit Owner on his own, and/or (b) imposition of reasonable fines in accordance with a previously established schedule thereof adopted by the Board and furnished to the Unit Owners for violations of the Declaration, Bylaws, and rules and regulations of the Association.

5.3 No Waiver of Strict Performance

The failure of the Board in any one or more instances to insist upon the strict performance of any of the terms, covenants, conditions or restrictions of this Declaration, or of the Bylaws or rules and regulations, or to exercise any right or option contained in said documents, or to serve any notice or to institute any action, shall not be construed as a waiver or a relinquishment for the future of such term, covenant, condition or restriction, which shall remain in full force and effect. The receipt by the Board of any Assessment from a Unit Owner, with knowledge of any such breach shall not be deemed a waiver of such breach, and no waiver by the Board of any provision hereof shall be deemed to have been made unless expressed in writing and signed for by the Board. This Section also extends to Declarant or Declarant's managing agent, exercising the powers of the Board during the period of Declarant Control of the Association and the Condominium development.

SECTION 6 – MAINTENANCE – ALTERATION

6.1 Maintenance of Units

Each Unit Owner shall, at the Owner's sole expense, have the right and the duty to keep the Owner's Unit and its equipment, appliances, and appurtenances in good order, condition and repair, and shall do all redecorating and painting at any time necessary to maintain the good appearance and condition of the Owner's Unit. Each Unit Owner shall be responsible for the maintenance, repair or replacement of any windows, doors to the Unit, plumbing fixtures, water heaters, fans, heating or other equipment, fireplace flues, electrical fixtures or appliances which may be in or connected with his Unit. Each Unit Owner shall have the right and the duty, at the Owner's sole expense, to maintain, repair, paint, paper, panel, plaster, tile,

and finish the interior surfaces of the ceilings, floors, window frames, door frames, trim, and the perimeter walls of his Unit and the surfaces of the bearing walls located within his Unit, and shall not permit or commit waste of his Unit or the Common Elements. Each Unit Owner shall have the right to substitute new finished surfaces for the finished surfaces then existing on said ceilings, floors and walls. Each Unit Owner shall have the right to maintain, repair, paint, finish, alter, substitute, add or remove any fixtures attached to said ceilings, floors or walls. This Section shall not be construed to permit interference with or damage to the structural integrity of the Buildings or interference with the use and enjoyment of the Common Elements or of the other Units.

6.2 Maintenance of Common Elements

Except to the extent provided by this Declaration, the Association is responsible for maintenance, repair, and replacement of the Common Elements, including the Limited Common Elements. If damage is inflicted on the Common Elements, or on any Unit through which access is taken, the Unit Owner responsible for the damage, or the Association if it is responsible, shall be liable for the expense of the repair or replacement thereof.

6.3 Entry for Repairs

The Association and the other Unit Owners, and their agents or employees, shall have the right to have access to each Unit and Limited Common Elements from time to time during reasonable hours as may be necessary for maintenance, repair, or replacement of any of the Common Elements therein or accessible therefrom, or for making emergency repairs therein necessary to prevent damage to the Common Elements or to another Unit or Units.

6.4 Uniform Exterior Appearance

In order to preserve the uniform exterior appearance of the Buildings and the Common and Limited Common Elements visible to the public, the Board may require and provide for the exterior painting and other exterior decorative finish of the Buildings, decks, fences, or other Common or Limited Common Elements, and prescribe the type and color of such decorative finishes, and may prohibit, require or regulate any modification or decoration of the Buildings, decks, fences, trellises, or other Common or Limited Common Elements, including screens, doors, awnings, rails or other portions of each Unit and Building visible from the exterior thereof. The Board may regulate and control the items stored or used on the patios and decks in order to present a good appearance to the entire Condominium. The Declarant will require and later the Board may also require that window coverings visible from the exterior of the Buildings be of a uniform color and style.

6.5 Inspection

The Association may, as a common expense, provide for the inspection of any portion of a Unit or Limited Common Element, including but not limited to fireplaces, bathtubs, sinks, toilets, hot water tank and plumbing and electrical fixtures, the failure of which to maintain properly may cause damage to the Common Elements, Limited Common Elements or another Unit or cause unnecessary common expenses. If the inspection discloses the need for repair or replacement, the Association may either require the responsible Owner to make the repair or replacement or make the repair or replacement itself and allocate the costs thereof to the Owner.

6.6 Alteration of Units

A Unit Owner:

6.6.1 May make any improvements or alterations to the Unit Owner's Unit that do not affect the structural integrity or mechanical or electrical systems or lessen the support of any portion of the Condominium;

6.6.2 May not change the appearance of the Common Elements or the exterior appearance of a Unit without the prior permission of the Board;

6.6.3 After acquiring an adjoining Unit or an adjoining part of an adjoining Unit may, with approval of the Board, remove or alter any intervening partition or create apertures therein, even if the partition in whole or in part is a Common Element, if those acts do not adversely affect the structural integrity or mechanical or electrical systems or lessen the support of any portion of the Condominium. Removal of partitions or creation of apertures under this subsection is not a relocation of boundaries.

The Board shall approve a Unit Owner's request, which request shall include the Plans and specifications for the proposed removal or alteration, under this Section within thirty (30) days, unless the proposed alteration does not comply with the Act or this Declaration or impairs the structural integrity or mechanical or electrical systems in the Condominium. The failure of the Board to act upon a request within such period shall be deemed approval thereof.

6.7 Alterations of Common and Limited Common Elements

The Common and Limited Common Elements shall not be reconstructed, rebuilt, altered, removed or replaced except by the Association acting through the Board, subject to the rights of Mortgagees set forth in SECTION 15. Unit Owners may not modify, paint, or otherwise decorate, or in any way alter their respective Limited Common Elements without prior written approval of the Board or pursuant to the rules and regulations adopted thereby.

SECTION 7 – OWNERS' ASSOCIATION

The Association shall be a nonprofit corporation. The rights and duties of the members and of such corporation shall be governed by the provisions of the Act and of this Declaration. The Association has been incorporated under the name "Sundance Park Condominium Association." The Board may use a trade name or change the corporate name by filing appropriate documents as required by law.

7.1 Membership

Each Unit Owner shall automatically become a member of the Association and shall be subject to its Bylaws and such rules and regulations as may from time to time be adopted by the Association. The membership shall be appurtenant to and nonseverable from the Ownership of each Unit. The membership shall automatically pass to the succeeding Unit Owner with the conveyance of each Unit.

7.2 Voting

7.2.1 Number of Votes. For the purposes of determining voting rights under the Act and with respect to the administration of Sundance Park, a Condominium, through the Association, the total voting power of all Units shall be equal to the number of Units then in the Condominium. At the time this Declaration is recorded, that number is twenty-four (24). Whenever the approval of a stated percentage of the Unit Owners is required in this Declaration or the Bylaws, unless expressly stated otherwise, the percentage shall be determined by reference to the voting power of the Units as defined above. For purposes of electing members of the Board, the Unit Owners may use cumulative voting.

7.2.2 Person Authorized to Vote. There shall be one (1) voting representative for each Unit. The voting representative shall be designated by the Unit Owner or Owners of each Unit by written notice to the Board and need not be a Unit Owner. The designation may be revoked at any time by the Unit Owner or Owners by written notice to the Board, and the death or judicially declared incompetence of the Unit Owner shall revoke the designation, provided that such designation shall not be effective until the Board has been notified thereof. The powers of designation and revocation may be exercised by the guardian, trustee, personal representative, administrator or executor of a Unit Owner or his estate. Where no designation is made, or where a designation has been made, but is revoked and no new designations have been made, the voting power of each Unit shall be the group composed of all of its Owners; and the Association may recognize the vote of any one or more of such Owners present in person or by proxy at any meetings of the Association as the vote of all such Owners. If there is more than one such Owner and they do not vote unanimously, the Association may divide the vote in accordance with their respective interests if they shall agree thereon or have furnished sufficient written evidence thereof. Otherwise, the vote for that Unit may be disregarded by the Board.

7.2.3 Ownership of More Than One Unit. If a person owns more than one Unit, that person shall be entitled to exercise the votes for the combined total of all Units owned. Declarant, and any person acquiring under or by virtue of the deed of trust referred to in SECTION 15, shall be entitled to the same voting privileges as other Unit Owners, until all Units owned by Declarant are sold.

7.2.4 Quorum. A quorum of Unit Owners at any annual or special meeting of the Association shall be the presence, in person or by proxy, of persons holding twenty-five percent (25%) or more of the total votes, unless otherwise expressly provided herein. If a quorum is present at any such meeting, any action may be taken by an affirmative vote of a majority of the total votes present at the meeting, except as otherwise expressly provided in the Act, this Declaration, or the Bylaws.

7.3 Bylaws

The Declarant, on behalf of the Temporary Board, shall adopt the initial Bylaws of the Association to provide for the administration of the Property and the organization of the Association, consistent with this Declaration and the Act. The Bylaws shall designate the time and specify the procedures for the holding of annual and special meetings of the Association and may specify other procedures applicable to the organization and administration of the Association. The Bylaws may be amended in whole or in part by a vote of Unit Owners accounting for not less than a majority of the total votes present at a meeting of the Association duly held for that purpose, or by a vote of a majority of the Board present at a meeting of the Board duly held for that purpose. Written notice of the time, place and purpose of such meeting of the Association shall be delivered in person or mailed to each Unit Owner at least ten (10) days prior to the date of such meeting.

7.4 Management of the Association by the Board

The Association shall be administered and managed by a Board who shall serve as established by the Bylaws.

7.4.1 Temporary Board of Directors. Declarant may, at such time as it deems appropriate, appoint a Temporary Board of three (3) persons who need not be Unit Owners. The Temporary Board (and Declarant, until the Board is appointed) shall exercise the rights, duties and functions of the Board as set forth in this Declaration until the entire Board is elected by the Unit Owners pursuant to Section 7.4.4.

7.4.2 Election After Sale of Units. 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 a Declarant, at least one member and not less than twenty-five percent (25%) of the members of the Board must be elected by

Unit Owners other than 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 Declarant, not less than thirty-three and one-third percent (33 1/3%) of the members of the Board must be elected by Unit Owners other than Declarant.

7.4.3 Removal of Directors. During the period of Declarant Control, Declarant may remove any director appointed by Declarant at any time and for any reason. The Unit Owners, by a two-thirds (2/3) 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 director with or without cause except for a director appointed by Declarant. Declarant may not remove any director elected by the Unit Owners. Prior to the termination of the period of Declarant Control, the Unit Owners, other than Declarant, may remove by a two-thirds (2/3) vote any director elected by the Unit Owners.

7.4.4 Election of Complete Board. Within thirty (30) days after the termination of any period of Declarant Control, the Unit Owners shall elect a Board of at least five (5) directors, at least a majority of which must be Unit Owners. The Board shall elect the officers of the Association. Such directors and officers shall take office upon this election.

7.4.5 Term. The term of office of each director shall be two (2) years, with two (2) directors being elected at each annual meeting during even-numbered years, and three (3) directors being elected at each annual meeting during odd-numbered years. At the initial meeting called for the purpose of electing the directors, the five (5) directors so elected shall, by lot, determine which shall have one (1) or two (2) year terms, to stagger the expiration dates of the terms of the appropriate number of directors. Any director may be elected to serve for an additional term or terms.

7.4.6 Quorum. A majority of the members of the Board shall constitute a quorum. The Board shall act by majority vote of those present at its meetings where a quorum exists. Meetings shall be called, held and conducted in accordance with the Bylaws.

7.4.7 Officers. The Board shall elect a president of the Association from among members of the Board, who shall hold office for one (1) year, or until his successor is elected, and shall preside over both the meetings of the Board and those of the Association. The Board shall also elect a secretary and treasurer, who shall hold office for one (1) year or until their successors are elected. Any officer of the Association may be reelected by the Board for any number of successive terms.

7.4.8 Employment of Manager. The Board may, to the extent it deems advisable, employ a person or firm to manage Sundance Park, a Condominium, as well as such other persons as are necessary in its opinion for the proper operation thereof; provided, that the employment of a person or firm to manage Sundance Park, shall be under a written contract for a term not in excess of one (1) year and shall permit the Board to revoke the same without cause and without payment of a termination fee, upon no more than thirty (30) days notice.

7.4.9 Standard of Care. Except as provided in this Declaration and the Bylaws, the Board shall act in all instances on behalf of the Association. In the performance of their duties, the officers and members of the Board are required to exercise: (a) if appointed by the Declarant, the care required of fiduciaries of Unit Owners; or (b) if elected by the Unit Owners, ordinary and reasonable care.

7.4.10 Limitations of Board Authority. The Board shall not act on behalf of the Association to amend the Declaration in any manner that requires the vote or approval of the Unit Owners, to terminate the Condominium, to elect members of the Board, or to determine the qualifications, powers, and duties, or terms of office of members of the Board. The Board may, however, fill vacancies in its membership for the unexpired portion of any term.

7.5 Authority of the Association.

The Association, acting by and through the Board, its officers, manager or other duly authorized agents or representatives, may:

- 7.5.1 Adopt and amend Bylaws, rules and regulations;
- 7.5.2 Adopt and amend budgets for revenues, expenditures, and reserves, and impose and collect Assessments for Common Expenses from Unit Owners;
- 7.5.3 Hire and discharge or contract with managing agents and other employees, agents, and independent contractors;
- 7.5.4 Institute, defend, or intervene in litigation or administrative proceedings in its own name on behalf of itself or two (2) or more Unit Owners on matters affecting the Condominium subject to the terms of SECTION 8;
- 7.5.5 Make contracts and incur liabilities;
- 7.5.6 Regulate the use, maintenance, repair, replacement, and modification of Common Elements and contract with third parties to accomplish these objectives;
- 7.5.7 Cause additional improvements to be made as a part of the Common Elements provided that any improvements in excess of ten thousand dollars (\$10,000) must be approved by a majority of the Unit Owners;
- 7.5.8 Acquire, hold, encumber, and convey in its own name any right, title, or interest to real or personal property, but Common Elements may be conveyed or subjected to a security interest only pursuant to the Act;
- 7.5.9 Grant easements, leases, licenses, and concessions through or over the Common Elements and petition for or consent to the vacation of streets and alleys;
- 7.5.10 Impose and collect any payments, fees, or charges for the use, rental, or operation of the Common Elements, other than Limited Common Elements described in Section 2.5 of this Declaration, and for services provided to Unit Owners;
- 7.5.11 Impose and collect charges for late payment of Assessments pursuant to Section 9.2.10 of this Declaration, and after notice and an opportunity to be heard by the Board or by such representative designated by the Board and in accordance with such procedures as provided in the Declaration or Bylaws or rules and regulations adopted by the Board, levy reasonable fines in accordance with a previously established schedule thereof adopted by the Board and furnished to the Unit Owners for violations of the Declaration, Bylaws, and rules and regulations of the Association;
- 7.5.12 Impose and collect reasonable charges for the preparation and recording of amendments to the Declaration, for resale certificates required by RCW 64.34.425, and for statements of unpaid Assessments;
- 7.5.13 Provide for the indemnification of its officers and Board and maintain directors' and officers' liability insurance;
- 7.5.14 Assign its right to future income, including the right to receive Common Expense Assessments, but only to the extent the Declaration provides;
- 7.5.15 Exercise any other powers conferred by the Declaration or Bylaws;

7.5.16 Exercise all other powers that may be exercised in this state by the same type of corporation as the Association; and

7.5.17 Exercise any other powers necessary and proper for the governance and operation of the Association.

SECTION 8 – ASSOCIATION LITIGATION

8.1 Definitions

The following definitions shall apply in this SECTION 8:

8.1.1 "Legal Proceedings" shall include litigation, administrative, mediation, arbitration or other proceedings in the name of the Association on behalf of itself or two (2) or more Unit Owners on matters affecting the Condominium. Legal Proceedings include Construction Defect Actions.

8.1.2 "Construction Defect Action" means any civil lawsuit or action in contract or tort for damages or indemnity brought against a Construction Professional to assert a claim, whether by complaint, counterclaim, or cross-claim, for damage or the loss of use of real or personal property caused by a defect in the construction of a Unit or in the substantial remodel of a Unit. "Action" does not include any civil action in tort alleging personal injury or wrongful death to a person or persons resulting from a construction defect.

8.1.3 "Construction Professional" means an architect, builder, builder vendor, contractor, subcontractor, engineer, or inspector, including, but not limited to, a dealer as defined in RCW 64.34.020(12) and a Declarant as defined in RCW 64.34.020(13), performing or furnishing the design, supervision, inspection, construction, or observation of the construction of any improvement to real property, whether operating as a sole proprietor, partnership, corporation, or other business entity.

8.2 Scope

The provisions of this Section 8.2 shall not apply to Legal Proceedings wherein the Association could incur in the aggregate not more than Five Thousand Dollars (\$5,000) in fees and costs (including fees for attorneys, experts, witnesses, investigations and other costs of suit) or Legal Proceedings which involve any of the following:

8.2.1 Collection of delinquent regular or special Assessments, the enforcement of any Assessment lien, and interest and penalties in connection therewith;

8.2.2 Collection of monies owed to the Association, or recovery of damages caused to the Association or Condominium (or any part thereof), when the principal amount to be recovered involves less than Twenty-Five Thousand Dollars (\$25,000);

8.2.3 Enforcement of the provisions of the Declaration, Articles, Bylaws or rules and regulations of the Association;

8.2.4 Defense of a claim against the Association, when the principal amount to be recovered involves less than twenty-five thousand dollars (\$25,000); or

8.2.5 The filing of a complaint, answer or other pleading for the limited purpose of satisfying a statute of limitation deadline, avoiding entry of a default order or judgment, or preventing personal injury or serious harm to the Condominium (if such purpose is certified in good faith by the Association's attorney), but except for this limited purpose the other conditions of SECTION 8 must be satisfied.

8.3 Conditions for Participation in Legal Proceedings

In order for the Association to institute, defend, or intervene in Legal Proceedings, and in order for the Association to become obligated in the aggregate sum in excess of Five Thousand Dollars (\$5,000), to professionals, consultants or other experts in connection with Legal Proceedings, the following conditions must first be satisfied:

8.3.1 The Board, in conjunction with its legal counsel, shall compile a detailed written summary ("Litigation Summary") concerning the substance of the proceeding, including: (i) the nature of the action and the relief sought on behalf of and/or against the Association; (ii) agreements with lawyers, experts and consultants; (iii) legal and factual basis of anticipated allegations on behalf of and against the Association; (iv) estimated amount to be sought on behalf of, and/or that could be sought from, the Association; (v) the expenses and fees that the Board anticipates will be incurred in prosecuting the Legal Proceedings, including but not limited to estimated fees for attorneys, experts, witnesses, investigations and other costs of suits, and any third-party costs of suit that the Association would pay if the Association does not prevail; (vi) reports and recommendations by any professionals or consultants retained by the Association and by any opposing party, if available; (vii) any written demands or settlement offers made by an opposing party; and (viii) any negative consequences that the Association, Condominium or Owners could suffer during such proceedings including required disclosures to prospective purchasers, impediments to Unit refinancing, or diminishment of Unit value.

8.3.2 If the proceeding will involve a claim against the Declarant or other Construction Professional concerning construction defects or other condition of the Condominium, the Litigation Summary shall also include a copy of the notice to the Construction Professional sent pursuant to Section 8.4 and any written response from the Declarant concerning such defects, including any offer to settle by performing remedial work, payment of cash or a combination of both.

8.3.3 The Board shall call a special meeting of the Unit Owners as provided in this Declaration and the Bylaws to authorize the Association to institute, defend, or intervene in Legal Proceedings. Written notice of the special meeting shall include a copy of the Litigation Summary, and notice of the Unit Owner's right of access to the Books and Records of the Association as provided in Section 11.3. If the claim involves a construction defect or other condition of the Condominium or if the Declarant may be a party to the Legal Proceedings, written notice of the special meeting shall also be given to the Declarant at least ten (10) days prior to such meeting. The Declarant and its representatives shall be entitled to attend such meeting and participate on a non-voting basis.

8.3.4 The Unit Owners holding sixty-seven percent (67%) of the total Association voting power must authorize the Association to institute, defend, or intervene in Legal Proceedings.

8.4 Notice to Construction Professional

In every Construction Defect Action brought against a Construction Professional, in addition to those requirements set forth in Section 8.3, the following procedures shall apply:

8.4.1 The Board shall, no later than forty-five (45) days before filing an action, serve written notice of claim on the Construction Professional. The notice of claim shall state that the Association asserts a construction defect claim against the Construction Professional and shall describe the claim in reasonable detail sufficient to determine the general nature of the defect. Within twenty-one (21) days after service of the notice of claim, the Construction Professional shall serve a written response on the Association by registered mail or personal service. The written response shall:

(a) Propose to inspect the improvements to the Condominium that are the subject of the claim and to complete the inspection within a specified time frame. The proposal shall include

the statement that the Construction Professional shall, based on the inspection, offer to remedy the defect, compromise by payment, or dispute the claim;

(b) Offer to compromise and settle the claim by monetary payment without inspection. A Construction Professional's offer under this Section 8.4.1(b) to compromise and settle a claim may include, but is not limited to, an express offer to purchase the Unit(s), Common Elements or Limited Common Elements that is the subject of the claim, and to pay the affected Unit Owners' reasonable relocation costs; or

(c) State that the Construction Professional disputes the claim and will neither remedy the construction defect nor compromise and settle the claim.

8.4.2 If the Construction Professional disputes the claim or does not respond to the Board's notice of claim within the time stated in Section 8.4.1, upon compliance with the other requirements of Section 8.3 the Board may bring a Construction Defect Action against the Construction Professional for the claim described in the notice of claim without further notice.

8.4.3 If the Board rejects the inspection proposal or the settlement offer made by the Construction Professional pursuant to Section 8.4.1, the Board shall serve written notice of the Board's rejection on the Construction Professional. After service of the rejection and upon compliance with the other requirements of Section 8.3, the Board may bring a Construction Defect Action against the Construction Professional for the construction defect claim described in the notice of claim. If the Construction Professional has not received from the Board, within thirty (30) days after the Board's receipt of the Construction Professional's response, either an acceptance or rejection of the inspection proposal or settlement offer, then at anytime thereafter the Construction Professional may terminate the proposal or offer by serving written notice to the Board, and the Board may thereafter bring a Construction Defect Action against the Construction Professional for the construction defect claim described in the notice of claim.

8.4.4 If the Board elects to allow the Construction Professional to inspect in accordance with the Construction Professional's proposal pursuant to Section 8.4.1(a), the Board shall provide the Construction Professional and its contractors or other agents reasonable access to the Condominium during normal working hours to inspect the premises and the claimed defect. Within fourteen (14) days following completion of the inspection, the Construction Professional shall serve on the Board:

(a) A written offer to remedy the construction defect at no cost to the Board, including a report of the scope of the inspection, the findings and results of the inspection, a description of the additional construction necessary to remedy the defect described in the claim, and a timetable for the completion of such construction;

(b) A written offer to compromise and settle the claim by monetary payment pursuant to Section 8.4.1(b); or

(c) A written statement that the Construction Professional will not proceed further to remedy the defect.

8.4.5 If the Construction Professional does not proceed further to remedy the construction defect within the agreed timetable, or if the Construction Professional fails to comply with the provisions of Section 8.4.4, upon compliance with the other requirements of Section 8.3 the Board may bring a Construction Defect Action against the Construction Professional for the claim described in the notice of claim without further notice.

8.4.6 If the Board rejects the offer made by the Construction Professional pursuant to Section 8.4.4 (a) or (b) to either remedy the construction defect or to compromise and settle the claim by monetary payment, the Board shall serve written notice of the Board's rejection on the Construction

Professional. After service of the rejection notice and upon compliance with the other requirements of Section 8.3, the Board may bring an action against the Construction Professional for the construction defect claim described in the notice of claim. If the Construction Professional has not received from the Board, within thirty (30) days after the Board's receipt of the Construction Professional's response, either an acceptance or rejection of the offer made pursuant to Section 8.4.4(a) or 8.4.4(b), then at anytime thereafter the Construction Professional may terminate the offer by serving written notice to the Board.

8.4.7 If the Board elects to accept the offer of a Construction Professional to remedy the construction defect pursuant to Section 8.4.4(a) or 8.4.4(b), it shall do so by serving the Construction Professional with a written notice of acceptance within a reasonable time period after receipt of the offer, and no later than thirty (30) days after receipt of the offer. The Board shall provide the Construction Professional and its contractors or other agents reasonable access to the Condominium during normal working hours to perform and complete the construction by the timetable stated in the offer. The Board and the Construction Professional may, by written mutual agreement, alter the extent of construction or the timetable for completion of construction stated in the offer, including, but not limited to, repair of additional defects.

8.5 Effect of Failure to Provide Notice

As provided in Chapter 64.50 RCW, any Construction Defect Action commenced by the Board prior to compliance with the requirements of Section 8.4 shall be subject to dismissal without prejudice, and may not be recommenced until the Board has complied with the requirements of Section 8.4.

8.6 Effect of Failure to Comply with Agreement

Nothing in Section 8.4 or 8.5 may be construed to prevent the Board from commencing a Construction Defect Action on the construction defect claim described in the notice of claim if the Construction Professional fails to perform the construction agreed upon, fails to remedy the defect, or fails to perform by the timetable agreed upon pursuant to Section 8.4.1(a) or 8.4.7.

8.7 Amendments to Notice

Prior to commencing any Construction Defect Action, or after the dismissal of any Construction Defect Action without prejudice pursuant to Section 8.5, the Board may amend the notice of claim to include construction defects discovered after the service of the original notice of claim, and must otherwise comply with the requirements of Section 8.4 for the additional claims. The service of an amended notice of claim shall relate back to the original notice of claim for purposes of tolling statutes of limitations and repose. Claims for defects discovered after the commencement or recommencement of an action may be added to such action only after providing notice to the Construction Professional of the defect and allowing for response under Section 8.4.

SECTION 9 – COMMON EXPENSES – ASSESSMENTS

9.1 Prior to Initial Assessment

Until the Association makes a Common Expense Assessment, Declarant shall pay all Common Expenses.

9.2 Assessments and Budget for Common Expenses

9.2.1 Annual Budget of Common Expenses. Prior to the sale of the first Unit by Declarant, and thereafter within sixty (60) days prior to the beginning of each fiscal year, the Board (or Declarant, prior to the appointment or election of the Board) shall estimate the Common Expenses which it anticipates will be incurred during the forthcoming fiscal year, and determine the monthly Assessments and any Special Assessments to be paid during such year. The Board shall establish the dates for the fiscal year

consistent with the needs of the Association. The Board shall also make provision for creating, funding and maintaining reasonable reserves for contingencies, operations, and repair, replacement and acquisition of Common Elements; and shall take into account any expected income and any surplus available from the prior year's operations. The determination and collection of Assessments for any initial partial year of operation of Sundance Park, a Condominium, may be made by Declarant or the Board at any reasonable time. The initial Assessments for all Units shall commence on the date of the closing of the sale of the first Unit conveyed by Declarant herein. If at any time during the budget year the sum estimated and budgeted at any time proves inadequate for any reason (including nonpayment for any reason of any Unit Owner's assessment), the Board may at any time levy a further assessment, which shall be assessed to the Unit Owners.

9.2.2 Approval of Budget. Within thirty (30) days after adoption of any proposed budget for the Condominium, the Board 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 of the summary. Unless at that meeting the Unit Owners of Units to which a majority of the votes in the Association are allocated, or any larger percentage specified in the Declaration, reject the budget, the budget is ratified, whether or not a quorum is present. In the event the proposed budget is rejected or the required notice is not given, the periodic budget last ratified by the Unit Owners shall be continued until such time as the Unit Owners ratify a subsequent budget proposed by the Board.

9.2.3 Assessments. The Board may also, from time to time, impose such Special Assessments as may be determined by the Board, subject to the restrictions in this Declaration and the Bylaws.

9.2.4 Initial Payment for Working Capital. Declarant shall collect from each Purchaser an amount equal to at least two (2) months' Assessments at the time of the first conveyance of each Unit to establish a sufficient initial working capital fund. This initial payment into the fund shall be in addition to the Assessment for the first month which each Purchaser of a Unit from Declarant will pay at the time of closing of the sale. Each Unit's share of the working capital fund must be collected and transferred to the Association at the time of closing of the sale of each Unit and maintained in a separate account segregated from all other funds of the Association for the use and benefit of the Association. The purpose of the fund is to ensure that the Association will have cash available to meet unforeseen expenditures, or to acquire additional equipment or services deemed necessary or desirable by the Board. Amounts paid into the fund are not to be considered as advance payments of regular Assessments. On the date that control of the Association is transferred to the Unit Owners pursuant to Section 19.1, the Declarant shall make such contribution for any Units remaining unsold on that date. Thereafter, at the time of the conveyance of each such Unit, Declarant shall be reimbursed for the working capital deposit for that Unit from the funds collected from the Purchaser. The Declarant shall not use any of the working capital fund to defray any of its expenses, reserve contributions, or construction costs, or to make up any budget deficits prior to the date that control of the Association is transferred to the Unit Owners.

9.2.5 Liability for Assessment Payments. All Common Expenses shall be assessed against all Units according to the relative interests in the Common Elements set forth in **Exhibit B**. Assessments to pay a judgment against the Association resulting from a foreclosure of a lien against the Association shall be made only against the Units in the Condominium at the time the judgment was entered in proportion to their allocated Common Expense Liabilities at the time the judgment was entered. To the extent that any Common Expense is caused by the misconduct of any Unit Owner(s), the Association may assess that expense against that Unit(s).

(a) Any Common Expense associated with the operation, maintenance, repair, or replacement of a Limited Common Element shall be assessed against the Owner(s) of the Unit(s) to which that Limited Common Element is assigned, in equal shares.

(b) Any Common Expense (including but not limited to garbage) or portion thereof benefiting fewer than all of the Units shall be assessed exclusively against the Unit(s) benefited.

9.2.6 Payment by Unit Owners. Each Unit Owner shall be obligated to pay its share of Common Expenses and special charges made pursuant to this Section to the Association in equal monthly installments on or before the first day of each month, or in such other reasonable manner as the Board shall designate. No Owner may exempt himself from liability for payment of Assessments for any reason, including waiver of use or enjoyment of any of the Common Elements or abandonment of the Unit Owner's Unit.

9.2.7 Commencement of Assessments. Assessments for each Unit Owner shall begin on the date said Owner closes the transaction in which he acquires right, title or interest in the Unit. Declarant shall commence payment of Assessments for existing but unsold Units no later than sixty (60) days after the conveyance of the first Unit in each Building. In the alternative, Declarant may, at its option, elect to continue to pay all operating expenses for Sundance Park, a Condominium, after conveyance of the first Unit in each Building and commence the Assessments at a later time. Whenever Assessments are thereafter commenced and required from any Unit Owners, Assessments shall be required from all Unit Owners, including Declarant for existing Units then owned by Declarant. Assessments for the initial month shall be prorated if closing occurs on other than the first of the month.

9.2.8 Payment by Mortgagees. Subject to Section 10.2, the holder of a Mortgage or other Purchaser of a Unit who obtains the right of possession of the Unit through foreclosure shall not be liable for Assessments that became due prior to such right of possession. Such unpaid Assessments shall be deemed to be Common Expenses collectible from all the Unit Owners, including such Mortgagee or other Purchaser of such Unit. Foreclosure of a Mortgage does not relieve the prior Unit Owner of personal liability for Assessments accruing against the Unit prior to the date of such sale as provided in this Section.

9.2.9 Security Deposit. From time to time, the Board may, at its sole discretion, require a Unit Owner to make and maintain a security deposit not in excess of three (3) months estimated monthly Assessments, which may be collected as are other Assessments. Such deposit shall be held in a separate fund, credited to such Unit Owner, and resort may be had thereto at any time when such Owner is fifteen (15) days or more delinquent in paying his monthly or other Assessments.

9.2.10 Interest, Late Charges, Expenses and Attorneys' Fees. As part of its collection of delinquent Assessments, the Association shall be entitled to recover interest for the period of delinquency, late charges, expenses of collection, and attorneys' fees incurred by the Association whether or not a suit is commenced or prosecuted to judgment. In addition, the Association shall be entitled to recover costs and reasonable attorneys' fees if it prevails on appeal and in the enforcement of a judgment.

(a) The Association may, from time to time, establish reasonable late charges and a rate of interest to be charged on all subsequent delinquent Assessments or installments thereof. Delinquent Assessments shall bear interest from the date of delinquency at the maximum rate permitted under RCW 19.52.020 on the date on which the Assessments became delinquent.

(b) The Association may impose a late charge in an amount not exceeding twenty-five percent (25%) of any unpaid Assessment or charge which had remained delinquent for more than fifteen (15) days.

9.2.11 Remedies Cumulative. The remedies provided herein are cumulative, and the Board may pursue them concurrently, as well as any other remedies which may be available under law although not expressed in this Declaration.

9.3 Surplus Funds.

Any surplus funds of the Association remaining after payment of or provision for Common Expenses and any prepayment of reserves shall, in the discretion of the Board, either be paid to the Unit Owners in proportion to their Common Expense Liabilities or credited to them to reduce their future Common Expense Assessments.

SECTION 10 – LIENS FOR ASSESSMENTS

10.1 Lien in Favor of Association

The Association has a lien on a Unit for any unpaid Assessments levied against a Unit from the time the Assessment is due. Attorney's fees, collection costs, late charges, fines, and interest charged by the Association are enforceable as Assessments and are subject to the Association's lien on said Unit. If an Assessment is payable in installments, the Association has a lien for the full amount of the Assessment from the time the first installment is due.

10.2 Priority of Association Lien

10.2.1 General Priority. The lien of the Association under this Section shall be prior to all other liens and encumbrances on a Unit, except: (a) Liens and encumbrances recorded before the recording of the Declaration; (b) a Mortgage on the Unit recorded before the date on which the Assessment sought to be enforced became delinquent; or (c) liens for Real Property taxes and other governmental Assessments or charges against the Unit.

10.2.2 Priority Over Mortgages Encumbering Individual Units.

(a) If the Association elects to foreclose its lien under Section 10.5 of this Declaration, the lien shall also be prior to the Mortgages described in Section 10.2.1 of this Declaration to the extent of Assessments for Common Expenses, excluding any amounts for capital improvements, based on the periodic budget adopted by the Association pursuant to this Declaration which would have become due, in the absence of acceleration, during the six (6) months immediately preceding the date of a sheriff's sale in an action for judicial foreclosure by either the Association or a Mortgagee, the date of a trustee's sale in a nonjudicial foreclosure by a Mortgagee, or the date of recording of the declaration of forfeiture in a proceeding by the vendor under a real estate contract.

(b) The priority of the Association's lien against Units encumbered by a Mortgage held by an Eligible Mortgagee or by a first Mortgagee which has given the Association a written request for a notice of delinquent Assessments shall be reduced by up to three (3) months if and to the extent its foreclosure includes delinquencies which relate to a period after such holder becomes an Eligible Mortgagee or has given such notice and before the Association gives the holder a written notice of the delinquency.

(c) This subsection 10.2.2 does not affect the priority of mechanics' or materialmen's liens, or the priority of liens for other Assessments made by the Association.

10.3 Recording Not Required

Recording of this Declaration constitutes record notice and perfection of the lien for Assessments. While no further recording of any claim of lien for Assessment under this Section shall be required to perfect the Association's lien, the Association may record a notice of claim of lien for Assessments under this Section

in the Real Property records of King County. Such recording shall not constitute the written notice of delinquency to a Mortgagee referred to in Section 10.2.2 of this Declaration.

10.4 Limitation on Enforcement

A lien for unpaid Assessments is extinguished unless legal proceedings to enforce the lien are instituted within three (3) years after the amount of the Assessments sought to be recovered becomes due.

10.5 Enforcement of Lien

10.5.1 The lien arising under this Section may be enforced judicially by the Association or its authorized representative in the manner set forth in Chapter 61.12 RCW or nonjudicially in the manner set forth in Chapter 61.24 RCW for nonjudicial foreclosure of deeds of trust. For the purpose of preserving the Association's nonjudicial foreclosure option, this Declaration shall be considered to create a grant of each Unit in trust to Chicago Title Insurance Company or its successors and assigns ("Trustee"), to secure the obligations of each Unit Owner ("Grantor") to the Association ("Beneficiary") for the payment of Assessments. Grantor shall retain the right to possession of Grantor's Unit so long as Grantor is not in default of an obligation to pay Assessments. The Trustee shall have a power of sale with respect to each Unit, which becomes operative in the case of a default in a Grantor's obligation to pay assessments. The Units are not used principally for agricultural or farming purposes.

10.5.2 The Association or its authorized representative shall have the power to purchase the Unit at the foreclosure sale, whether judicial or nonjudicial, and to acquire, hold, lease, mortgage, or convey the Unit to a third party. Upon an express waiver in the complaint of any right to a deficiency judgment in a judicial foreclosure action, the period of redemption shall be eight (8) months. Nothing in this Section shall prohibit the Association from accepting a deed in lieu of foreclosure from the Owner of the Unit subject to the lien.

10.6 Appointment of Receiver

From the time of commencement of an action by the Association to foreclose a lien for nonpayment of delinquent Assessments against a Unit that is not occupied by the Unit Owner thereof, the Association shall be entitled to the appointment of a receiver to collect from the lessee thereof the rent for the Unit as and when due. If the rental is not paid, the receiver may obtain possession of the Unit, refurbish it to a reasonable standard for rental to others, and apply the rents first to the cost of the receivership and attorneys' fees thereof, then to the cost of refurbishing the Unit, then to applicable charges, then to costs, fees, and charges of the foreclosure action, and then to the payment of the delinquent Assessments. A receiver shall not be appointed less than ninety (90) days after the delinquency. The exercise by the Association of the foregoing rights shall not affect the priority of preexisting liens on the Unit.

10.7 Personal Liability of Unit Owners

In addition to constituting a lien on the Unit, each Assessment shall be the joint and several obligation of the Unit Owner or Unit Owners of the Unit to which the same are assessed as of the time the Assessment is due. Suit to recover a personal judgment for any delinquent Assessment shall be maintainable in any court of competent jurisdiction without foreclosing or waiving the lien securing such sums.

10.8 Certificate of Assessment

The Association, upon written request, shall furnish to a Unit Owner or a Mortgagee of a Unit a statement signed by an officer or authorized agent of the Association setting forth the amount of unpaid Assessments against that Unit. The statement shall be furnished within fifteen (15) days after receipt of the request and is binding on the Association, the Board, and every Unit Owner, unless and to the extent known by the recipient to be false.

SECTION 11 – ASSOCIATION ACCOUNTS AND RECORDS

11.1 Bank Accounts

The Association shall maintain at least two (2) separate bank accounts, one each for general account, reserve fund, insurance reserve account, and working capital account.

11.1.1 General Account. All Assessment payments shall be deposited in the general account and thereafter distributed to other accounts or paid out for current expenses. This account shall contain the funds paid to the Association pursuant to Section 9.2.4, and said funds shall be used for the purposes set forth therein.

11.1.2 Reserve Account. Any reserve funds of the Association shall be kept in a segregated account. Any transaction affecting such funds, including the issuance of checks, shall require the signature of at least two (2) persons who are officers or directors of the Association.

11.2 No Commingling

The funds of the Association shall not be commingled with the funds of any other association, nor with the funds of any officer, director or manager of the Association or any other person responsible for the custody of such funds.

11.3 Books and Records of the Association

"Books and Records of the Association" shall be given the broadest possible meaning and shall include, without limitation, exception or qualification, the following:

- (a) Declaration, Survey Map and Plans, Articles of Incorporation, Bylaws and other rules and regulations governing the Condominium (or any part thereof), and/or the Association, and all amendments thereto.
- (b) Minute books, including all minutes, of all Unit Owner, Board, officer, committee or other meetings relating to the Condominium (or any part thereof), including all reports, documents, communications or written instruments attached thereto or referenced therein;
- (c) All financial records, including, without limitation, canceled checks, bank statements, and financial statements of the Association and source documents from the time of incorporation of the Association through the current date; ...
- (d) All reports, documents, communications or written instruments pertaining to the personal property of the Association or the Condominium (or any part thereof);
- (e) All reports, documents, communications, written instruments, plans, and specifications pertaining to the construction, remodeling, maintenance, repair, replacement or condition of the Condominium (or any part thereof);
- (f) All insurance policies or copies thereof for the Condominium (or any part thereof) and Association;
- (g) Copies of any certificates of occupancy that may have been issued for the Condominium (or any part thereof);
- (h) Any other permits or notices issued by governmental bodies applicable to the Condominium (or any part thereof) in force or issued;
- (i) All written warranties that are still in effect for the Condominium (or any part thereof) or any other areas or facilities which the Association has the responsibility to maintain and

repair, from the Declarant, contractor, subcontractors, suppliers, and manufacturers, together with all owners' manuals or instructions furnished with respect to installed equipment or building systems;

(j) A roster of Unit Owners, officers and Board members and eligible mortgagees and their addresses and telephone numbers, if known;

(k) Any leases of the Common Elements or areas and other leases to which the Association is a party; any employment, service, consultation, professional or other contracts in which the Association, Board or officer is one of the contracting parties, or in which the Association or the Unit Owners have an obligation or a responsibility, directly or indirectly, to pay some or all of the fee or charge, or which in any way relate to the Condominium (or any part thereof);

(l) All reports, documents, communications or written instruments pertaining to any litigation or other legal or mediation/arbitration proceeding (whether pending, threatened, or under consideration) to which the Association (or Board, officer or Unit Owner) is or may be a party, or which may relate to or affect the Condominium (or any part thereof); and

(m) All other reports, documents, communications or written instruments in any way relating to or affecting the Association, Board, officers, Unit Owners or the Condominium (or any part thereof).

11.4 Financial Records

The Board shall keep complete and accurate books and records of the receipts and expenditures affecting the Common Elements, specifying and itemizing the maintenance and repair expenses of the Common Elements and any other expenses incurred, together with any additional information which may from time to time be designated by the Board. Such books and records and the vouchers authorizing payments shall be available for examination by the Unit Owners, their Mortgagees, agents or attorneys, at any reasonable time or times. All books and records shall be kept in accordance with good accounting procedures.

11.4.1 Records for Resale Certificates. The Association shall keep financial records sufficiently detailed to enable the Association to comply with requests for resale certificates pursuant to RCW 64.34.425.

11.4.2 Financial Statements and Audits.

(a) At least one (1) copy of the annual financial statements shall be furnished to each Unit Owner and any Mortgagee requesting the same within sixty (60) days following the end of the fiscal year covered thereby or as soon thereafter as the statement shall be completed.

(b) An annual audit shall be made of the records and accounts of the Association unless waived annually by Unit Owners other than the Declarant of Units to which sixty percent (60%) of the votes are allocated, excluding votes allocated to Units owned by the Declarant.

SECTION 12 – INSURANCE

12.1 Insurance Coverage Provided by the Association

Commencing not later than the time of the first conveyance of a Unit to a person other than Declarant, the Association shall maintain, to the extent reasonably available:

12.1.1 Property Insurance. Fire insurance, with extended coverage endorsements, in an amount as near as practicable to the full insurable replacement value (without deduction for depreciation, but less any other deductions which the Board may find reasonable after consultation with insurance consultants),

covering the Units and Common and Limited Common Elements, and including all equipment, improvements, and betterments in a Unit installed by Declarant or the Unit Owners, insuring against all risks of direct physical loss commonly insured against. The full insurable replacement value, exclusive of the value of Land, excavations, foundations, and other items normally excluded from property policies of property insurance, shall be reviewed and adjusted as necessary at each renewal date.

12.1.2 Liability Insurance. General comprehensive liability insurance, including medical payments insurance, insuring the Unit Owners, the Association, the Board, Declarant, and such others as may be designated by the Board against liability to the public or to the Unit Owners, and their invitees, guests, or tenants, incident to the ownership or use of the Units and Common and Limited Common Elements (including but not limited to owned and nonowned automobile liability) with coverage limits determined by the Board, but not less than \$1,000,000 for personal injuries and deaths arising out of a single occurrence, and \$50,000 (per accident) for property damage. Each such policy shall contain a Severability of Interest Endorsement or its equivalent which would preclude the insurer from denying a claim of the negligent acts or omissions of the Association or another Unit Owner. Each such policy shall contain protection against water damage liability, liability for nonowned and hired automobiles, liability for the property of others and any other coverage which may, from time to time, be required by regulations of the Federal National Mortgage Association (FNMA), Federal Home Loan Mortgage Corporation (FHLMC), Federal Housing Authority (FHA), Veterans Administration (VA), Government National Mortgage Association (GNMA), or other governmental or quasi-governmental agencies involved in the secondary mortgage market, so long as it may be a Mortgagee or Unit Owner within the project, except to the extent such coverage is not available or has been waived by such agency.

12.1.3 Worker's Compensation. Worker's compensation insurance to the extent required by applicable laws.

12.1.4 Personal Property Insurance. Insurance against loss of personal property of the Association by fire, theft and other losses, with such deductible provisions as the Board deems advisable.

12.1.5 Directors and Officers Insurance. Insurance coverage, in such amounts as the Board may in its discretion determine, to indemnify the directors, officers and agents of the Association pursuant to Section 16.3.

12.1.6 Fidelity Bonds. Fidelity bonds naming the members of the Board, the manager (if any) and its employees and such other persons as may be designated by the Board as principals and the Association as obligee, in an amount at least equal to three months assessments for all Units plus reserves, in the custody of the Association or manager at any given time during the term of each bond. Such fidelity bonds shall contain waivers of any defense based on the exclusion of persons who server without compensation from any definitions of "employee" or similar expression.

12.1.7 Other Insurance. Such other insurance as the Board deems advisable.

12.2 Insurance Ratings

All insurance shall be obtained from an insurance carrier or carriers rated Class B or better general policyholder's rating by "Best's Key Rating Guide" or equivalent rating service, and licensed to do business in the State of Washington, or from Lloyd's of London. The Board shall have the insurance coverage reviewed by the insurance consultants of the Association not less often than once every year with respect to the adequacy of the policy limits and coverage.

12.3 Notices to Unit Owners Regarding Availability of Insurance Contracts

If the insurance described in this Section is not reasonably available, the Association promptly shall send notice of that fact to be hand-delivered or sent prepaid by first class United States mail to all Unit

Owners, to each Eligible Mortgagee, and to each Mortgagee to whom a certificate or memorandum of insurance has been issued at their respective last known addresses.

12.4 Special Policy Requirements

Insurance policies carried pursuant to Section 12.1.1 shall provide that:

12.4.1 Each Unit Owner is an insured person under the policy with respect to liability arising out of the Unit Owner's interest in the Common Elements or membership in the Association;

12.4.2 The insurer waives its right to subrogation under the policy against any Unit Owner, and any member of the Unit Owner's household;

12.4.3 No act or omission by any Unit Owner, unless acting within the scope of the Unit Owner's authority on behalf of the Association, will void the policy or be a condition to recovery under the policy;

12.4.4 If, at the time of a loss under the policy, there is other insurance in the name of a Unit Owner covering the same risk covered by the policy, the Association's policy provides primary insurance;

12.4.5 The insurer shall not be relieved from liability for loss occurring while the hazard to such Building(s) is increased, whether or not within the knowledge or control of the Board, or because of any breach of warranty or condition or any other act or neglect by the Board, the Unit Owners or any other persons acting under authority of any of them;

12.4.6 The policy may not be cancelled (whether or not requested by the Board) except by the insurer giving at least thirty (30) days prior written notice thereof to the Board and every other person in interest who shall have requested such notice of the insurer;

12.4.7 The policy contains a cross-liability endorsement wherein the rights of an insured party under the policy or policies shall not be prejudiced as respects actions against another insured party thereunder, or other equivalent coverage in cases of liability of the Association or Unit Owners to other Unit Owners; and

12.4.8 The policy contains a standard mortgagee clause which shall:

(a) Provide that any reference to a Mortgagee in such policy shall mean and include all holders of Mortgages of a Unit or a Unit lease or sublease, in their respective order and preference, whether or not named therein;

(b) Provide that such insurance as to the interest of any Mortgagee shall not be invalidated by any act or neglect of the Board, and Unit Owners or any persons acting under authority of any of them; and

(c) Waive any provision invalidating such mortgage clause by reason of the failure of any Mortgagee to notify the insurer of any hazardous use or vacancy, any requirement that the Mortgagee pay any premium thereon, and any contribution clause.

12.5 Unit Owner's Additional Insurance

Each Unit Owner may, at his own expense, obtain additional insurance covering his Unit. However, no Unit Owner shall be entitled to maintain insurance coverage in any manner which would decrease the amount which the Board, or any trustee for the Board, on behalf of all of the Unit Owners, would otherwise realize under any insurance policy which the Board may have in force at any particular time. Each Unit Owner shall notify the Board of all improvements made by the Unit Owner to his Unit, if the value thereof is

in excess of One Thousand Dollars (\$1,000). Any Unit Owner who obtains individual insurance policies covering any portion of Sundance Park, a Condominium, other than personal property belonging to such Unit Owner, shall file a copy of such individual policy or policies with the Board within thirty (30) days after purchase of such insurance, and the Board may review its effect with the Association's insurance consultants.

12.6 Insurance Proceeds

Insurance proceeds for damage or destruction to any part of the Property shall be paid to an insurance trustee designated by the Board, on behalf of the Association, which shall segregate such proceeds from other funds of the Association for use and payment as provided for in SECTION 13. The Association, acting through the Board, shall have the authority to settle and compromise any claim under insurance obtained by the Association and the insurer may accept a release and discharge of liability made by the Board on behalf of the named insureds under the policy; provided, however, that no provision of this Declaration shall entitle any Unit Owner or any other party to priority over the Mortgagee of that Unit with respect to the distribution of any insurance proceeds. Subject to the provisions of Section 13.1, the proceeds must be disbursed first for the repair or restoration of the damaged property, and Unit Owners and lienholders are not entitled to receive payment of any portion of the proceeds unless there is a surplus of proceeds after the property has been completely repaired or restored, or the Condominium is terminated.

SECTION 13 – DAMAGE OR DESTRUCTION – REPAIR AND RECONSTRUCTION

13.1 Initial Board Determinations

In the event of damage or destruction to any part of the Property, the Board shall promptly, and in all events within thirty (30) days after the date of damage or destruction, make the following determinations with respect thereto employing such advice as the Board deems advisable:

13.1.1 The nature and extent of the damage or destruction, together with an inventory of the improvements and property directly affected thereby.

13.1.2 An estimate of the cost to repair and reconstruct the damage and destruction, which estimate shall, if practicable, be based upon two (2) or more firm bids obtained from responsible contractors.

13.1.3 The anticipated insurance proceeds, if any, which will be available from insurance covering the loss, based on the amount paid or initially offered by the insurer.

13.1.4 The amount, if any, that the estimated cost of repair and reconstruction will exceed the anticipated insurance proceeds, and the amount of any Special Assessment which will be necessary in such event.

13.1.5 The Board's recommendations as to whether such damage or destruction should be repaired or reconstructed.

13.2 Notice of Damage or Destruction

The Board shall promptly, and in all events within thirty (30) days after the date of damage or destruction, provide each Unit Owner and each Mortgagee with a written notice summarizing the initial Board determinations made under Section 13.1. If the Board fails to do so within said thirty (30) days, then any Unit Owner or Mortgagee may make the determinations required under Section 13.1 and give the notice required under this Section.

13.3 Definitions

As used in this Section, the words "repair," "reconstruct," "rebuild" or "restore" mean restoring the Building, the Common and Limited Common Elements to substantially the same condition in which they

existed prior to the damage or destruction, with each Unit and the Common and Limited Common Elements having substantially the same vertical and horizontal boundaries as before. Modifications to conform to then applicable governmental rules and regulations or available means or construction may be made. As used in this SECTION 13, the term "emergency work" means that work which the Board deems reasonably necessary to avoid further damage, destruction or substantial diminution in value to the improvements and to reasonably protect the Unit Owners from liability from the condition of the site.

13.4 Reconstruction

13.4.1 Unless prior to the commencement of repair and reconstruction work (other than emergency work) the Unit Owners shall have decided not to repair and reconstruct in accordance with the provisions of either Section 13.5.3 or 13.6.3, the Board shall promptly repair and reconstruct the damage and destruction, use the available insurance proceeds therefore, and pay for the actual cost of repair and reconstruction in excess of insurance proceeds secured as a Common Expense which shall be specially assessed against all Units in proportion to their allocated undivided interests in the Common Elements.

13.4.2 The Board shall have the authority to employ architects and attorneys, advertise for bids, let contracts to contractors and others, and to take such other action as is reasonably necessary to accomplish the repair and reconstruction. The Board may, in its discretion, authorize the insurance carrier involved to proceed with the repair and reconstruction.

13.5 Limited Damage - Assessment Under \$3,500

If the amount of the estimated Assessment determined under Section 13.1.4 does not exceed Three Thousand Five Hundred Dollars (\$3,500) for any one (1) Unit, the following provisions shall apply:

13.5.1 Either the Board or a requisite number of Unit Owners, within fifteen (15) days after the notice required under Section 13.2 has been given, may, but shall not be required to, call a special meeting of the Association to consider such repair and reconstruction.

13.5.2 Except for emergency work, no repair or reconstruction shall commence until after said fifteen (15) day period and until after the conclusion of said special meeting if such meeting is called within said fifteen (15) days.

13.5.3 A unanimous decision of the Unit Owners shall be required to avoid the provisions of subsection 13.4.1 and to determine not to repair and rebuild the damage and destruction; provided, that the failure of the Board or the Unit Owners within said fifteen (15) day period to call for said special meeting shall be conclusively deemed a unanimous decision to undertake such work.

13.6 Major Damage - Assessment Over \$3,500

If the amount of the estimated Assessment determined under Section 13.1.4 exceeds Three Thousand Five Hundred Dollars (\$3,500) for any one (1) Unit, the following provisions shall apply:

13.6.1 The Board shall promptly, and in all events within thirty (30) days after the date of damage or destruction, call a special meeting of the Association to consider repair and reconstruction of such damage or destruction. If the Board fails to do so within said thirty (30) day period, then any Unit Owner or Mortgagee may convene and conduct the meeting required under this Section.

13.6.2 Except for emergency work, no repair or reconstruction shall commence until the conclusion of the special meeting of the Association required under subsection 13.6.1.

13.6.3 A concurring vote of eighty percent (80%) or more of the total voting power will be required to avoid the provision of Section 13.4.1 and to determine not to repair or reconstruct the damage or destruction; provided, that failure of the Board, the Unit Owners, or Mortgagees to convene the special

meeting required under Section 13.6.1 within thirty (30) days after the date of damage or destruction shall be deemed a unanimous decision not to undertake such repair and reconstruction.

13.7 Decision Not to Restore – Disposition

In the event of a decision under either subsection 13.5.3 or 13.6.3 not to repair or reconstruct damage or destruction, the Board may nevertheless expend such of the insurance proceeds and Common Expense funds as the Board deems reasonably necessary for emergency work (which emergency work may include, but is not necessarily limited to, removal of the damaged or destroyed Building, and clearing, filling and grading the Land), and any remaining funds and the Property shall thereafter be held and distributed as follows: (a) The insurance proceeds attributable to the damaged Common Elements shall be used to restore the damaged area to a condition compatible with the remainder of the Condominium; (b) the insurance proceeds attributable to Units and Limited Common Elements which are not rebuilt shall be distributed to the Owners of those Units and the Owners of the Units to which those Limited Common Elements were allocated, or to lienholders, as their interests may appear; and (c) the remainder of the proceeds shall be distributed to all the Unit Owners or lienholders, as their interest may appear, in proportion to their allocated undivided interests of all the Units in the Common Elements. If the Unit Owners vote not to rebuild any Unit, that Unit's allocated interests are automatically reallocated upon the vote as if the Unit had been condemned pursuant to SECTION 14 of the Declaration, and the Association promptly shall prepare, execute, and record an amendment to the Declaration reflecting the reallocations. Notwithstanding the provisions of this Section, Section 13.1 of this Declaration governs the distribution of insurance proceeds if the Condominium is terminated.

13.8 Miscellaneous

The provisions of this Section shall constitute the procedure by which a determination is made by the Unit Owners to repair or reconstruct as provided in the Act. By accepting an interest in the Property, each Unit Owner and party claiming by, through, or under such Unit Owner hereby consents and agrees to the provisions hereof. In the event that any provision of this Section shall be determined to be invalid or unenforceable by any court of competent jurisdiction, such determination shall not affect the validity of any other provision of this Declaration. The purpose of this Section shall be to provide a fair and equitable method of allocating the costs of repair and reconstruction and making a determination for repair and reconstruction, if all or a portion of the improvements are damaged or destroyed, and the provisions hereof shall be liberally construed to accomplish such purpose.

SECTION 14 – CONDEMNATION

14.1 Total Condemnation or Taking of a Unit

If a Unit is acquired by condemnation, or if part of a Unit is acquired by condemnation leaving the Unit Owner with a remnant of a Unit which may not practically or lawfully be used for any purpose permitted by the Declaration, the award must compensate the Unit Owner for the Owner's Unit and its appurtenant interest in the Common Elements, whether or not any Common Elements are acquired. Upon acquisition, unless the decree otherwise provides, that Unit's allocated interests are automatically reallocated to the remaining Units before the taking, and the Association shall promptly prepare, execute, and record an amendment to the Declaration reflecting the reallocations. Any remnant of a Unit remaining after part of a Unit is taken as described in this Section shall thereafter be a Common Element.

14.2 Partial Condemnation or Taking of a Unit

If part of a Unit is acquired by condemnation, the award must compensate the Unit Owner for the reduction in value of the Unit and its appurtenant interest in the Common Elements, whether or not any Common Elements are acquired. Upon acquisition, unless the decree otherwise provides: (a) that Unit's

allocated undivided interest shall be reduced in proportion to the reduction in the size of the Unit, or on any other basis specified in the Declaration; and (b) the portion of the allocated interests divested from the partially acquired Unit shall be automatically reallocated to that Unit and the remaining Units in proportion to the respective allocated interests of those Units before the taking, with the partially acquired Unit participating in the reallocation on the basis of its reduced allocated interests.

14.3 Partial Condemnation or Taking of Common Elements

If part of the Common Elements is acquired by condemnation, the portion of the award attributable to the Common Elements taken shall be paid to the Board, which shall use the award to repair and reconstruct the damage done to the remaining Common Elements, and the remaining sum shall be treated as surplus funds under Section 9.3 of this Declaration.

14.4 Power of Attorney

Each Unit Owner appoints the Association as attorney-in-fact for the purpose of representing the Owners in condemnation proceeding and negotiations, settlements and agreements with the condemning authority for acquisition of all or part of any Common Elements, from the condemning authority. The Board may appoint a trustee to act on behalf of the Owners in carrying out the foregoing functions in lieu of the Association. Should the Association not act, based on its right to act pursuant to this Section, the affected Unit Owners may individually or jointly act on their own behalves.

SECTION 15 – MORTGAGEE PROTECTION

15.1 Liability for Past Due Assessments

The liens created under this Declaration upon any Unit for Assessments in favor of the Association shall be subject to the rights of the Mortgagee in the case of any indebtedness secured by Mortgages made in good faith and for value of the Unit or of all or a part of the Property which extend to the Unit, subject to the provisions of Section 10.2.2 of this Declaration. Where a Mortgagee or other Purchaser obtains possession of a Unit as a result of judicial or nonjudicial foreclosure, such possessor and his successors and assigns shall not be liable for the share of the Common Expenses or Assessments due prior to such possession. To the extent there are unpaid Assessments for Common Expenses after foreclosure of any Mortgage as described in this Section, the unpaid Assessments shall be an additional Common Expense collectible from all of the Unit Owners, including the foreclosing Mortgagee, its successor or assignee.

15.2 Option to Pay Past Due Assessments

Unless otherwise prohibited by law, any Mortgagee may pay any unpaid Common Expenses payable with respect to the Unit on which he has a Mortgage, and upon such payment the Mortgagee shall have a lien on the Unit for the amounts paid of the same rank as the lien of his encumbrance.

15.3 Abandonment or Change of Condominium Status - Use of Hazard Insurance

Except for consequences provided by the Act for certain situations involving damage or destruction, or in cases of condemnation effected by judicial action, neither the Association nor the Board, nor the Unit Owners shall, without prior written approval of sixty-seven percent (67%) of all first priority institutional lenders: seek by act or omission to abandon or terminate the condominium status of the property; partition or subdivide any Unit; seek to abandon, partition, subdivide, encumber, or sell the Common Elements (but easements or grants to public utilities or governmental agencies, or for utility or public purposes, are permitted if they are required or if they are consistent with the use of the property for purposes of this Condominium); use hazard insurance proceeds from losses to any part of the Property for other than repair, restoration, rebuilding, reconstruction, or replacement of the Property; or seek to change the single family

residential or related uses as defined and limited in this Declaration to which any Unit of the Common Elements is restricted.

15.4 Additional Rights and Privileges of Mortgagees

Each Mortgagee shall be entitled to the following rights and privileges upon written request to the Association:

15.4.1 In the event a Unit Owner has pledged his vote to a Mortgagee, to cast the vote pursuant to the authority given under the terms of the pledge involved; provided, however, that a Unit Owner may only pledge his vote to a Mortgagee during the period of a pending foreclosure.

15.4.2 To receive written notice contemporaneously with notice sent to the Unit Owner at the address designated by the Mortgagee of:

- (a) All annual or special meetings of the Association;
- (b) Any default by the Unit Owner in the performance of any obligations under this Declaration, the Bylaws or the Act which is not cured within thirty (30) days;
- (c) Any sixty (60) day delinquency in the payment of Assessments or charges owed by the Owner of any Unit on which the Mortgagee holds the Mortgage;
- (d) Any condemnation or eminent domain proceeding affecting the Property;
- (e) Any lapse, cancellation, or material modification of any insurance policy maintained by the Association; and
- (f) All other matters for which the Unit Owner is entitled to written notice under the terms of this Declaration, the Bylaws, the Act, or other applicable laws, ordinances or administrative rules and regulations.

The notices required under subparagraphs 15.4.2(a) and 15.4.2(b) shall be given to the Mortgagee on or before the time or times that comparable notices are to be given to the Unit Owners.

15.4.3 To examine the Books and Records of the Association and to be given a copy of the annual financial statement and report of the Association, as provided in Section 11.4.2. If no audited statement is required by Section 11.4.2, the Mortgagee may have an audited statement prepared at its own expense.

15.4.4 To be given the endorsements of insurance policies and the notices, and to exercise all other rights and privileges with respect to insurance matters which are specified in SECTION 12 for the benefit of Mortgagees.

15.4.5 To be permitted to designate a representative to attend all meetings of the Association.

15.5 Termination of Professional Management

The prior written approval of fifty-one percent (51%) of all institutional holders of a first Mortgage on Units in Sundance Park, a Condominium, including all Mortgagees which have previously required professional management, shall be required before any decision by the Association to terminate professional management and to assume self-management.

15.6 Amendments of Declaration and Bylaws

Notwithstanding any other provision contained in this Declaration, no amendment of this Section or of any other provision of this Declaration or of the Bylaws shall affect the rights of the holder of any

Mortgage recorded prior to the recordation of such amendment, unless the holder shall have consented to such amendment in writing.

SECTION 16 – LIMITATION OF LIABILITY

16.1 Liability for Utility Failure, Etc.

Except to the extent covered by insurance obtained by the Board pursuant to SECTION 12, neither the Association, the Board, the Declarant, nor the managing agent exercising the powers of the Board shall be liable for: (a) any failure of any utility or other service to be obtained and paid for by the Board; (b) for injury or damage to person or property caused by the elements, or resulting from electricity, water, rain, dust, or sand which may lead or flow from outside or from any parts of the Building, or from any of its pipes, drains, conduits, appliances, or equipment, or from any other place; or (c) from inconvenience or discomfort resulting from any action taken to comply with any law, ordinance, or orders of a governmental authority. No diminution or abatement of Common Expense Assessments shall be claimed or allowed for any such utility or service failure, or for such injury or damage, or for such inconvenience or discomfort.

16.2 No Personal Liability

So long as a Board member, Association committee member, Association officer, or managing agent exercising the powers of the Board, has acted in good faith within the applicable standard of care set forth in Section 7.4.9, without willful or intentional misconduct, upon the basis of such information as may be possessed by such person, then no such person shall be personally liable to any Unit Owner, or to any other party, including the Association, for any damage, loss or prejudice suffered or claimed on account of any act, omission, error or negligence of such person; provided, that this Section shall not apply where the consequences of such act, omission, error or negligence are covered by insurance obtained by the Board pursuant to SECTION 12.

16.3 Indemnification of Board Members

Each Board member, Association committee member, Association officer, or managing agent exercising the powers of the Board, shall be indemnified by the Unit Owners against all expenses and liabilities, including attorneys' fees, reasonably incurred by or imposed in connection with any proceeding to which he may be a party, or in which he may become involved, by reason of being or having held such position, or any settlement thereof, whether or not he holds such position at the time such expenses or liabilities are incurred, except in such cases wherein such person is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties; provided, that in the event of a settlement, the indemnification shall apply only when the Board approves such settlement and reimbursement as being for the best interests of the Association.

SECTION 17 – EASEMENTS

17.1 In General

It is intended that in addition to rights under the Act and other easements rights created in this Declaration, each Unit has an easement in and through each other Unit and the Common and Limited Common Elements for all support elements and utility, wiring, heat and service elements, and for reasonable access thereto, as required to effectuate and continue proper operation of this Condominium Plan. Without limiting the generality of the foregoing, each Unit and all Common and Limited Common Elements are specifically subject to an easement for the benefit of each of the other Units in the Building for all duct work for fireplaces and associated flues or chimneys, for the intercom and electrical entry system, if any, for the electrical wiring and plumbing, for all air conditioning lines and equipment for each Unit, if any, for the vacuum system roughed-in in each Unit, if any, and for the master antenna cable system, if any. Finally, each

Unit, as it is constructed, is granted an easement to which each other Unit, and all Common and Limited Common Elements are subject to an easement, for the location and maintenance of all of the original equipment, facilities and utilities for such Units. The specific mention or reservation of any easement in this Declaration does not limit or negate the general easement through Common Elements reserved by the Act.

17.2 Authority

The Board, on behalf of the Association and all Unit Owners, shall have authority to grant utility and similar easements under, through or over the Common Elements, which easements the Board determines are reasonably necessary for the ongoing development and operation of the Property.

17.3 Association Functions

There are hereby reserved to the Association (and to Declarant prior to the transfer of Declarant Control) a reasonable right of entry to any Unit or Limited Common Element to perform the proper maintenance of the Property, and such easements as are necessary to perform the duties and obligations of the Association as set forth in this Declaration, the Bylaws, and the Act.

17.4 Encroachments

Each Unit and all Common and Limited Common Elements are hereby declared to have easements over all adjoining Units and Common and Limited Common Elements for the purpose of accommodating and maintaining any encroachment due to engineering errors, errors in original construction, settlement or shifting of the Building, or any other similar cause, and any encroachment due to Building overhang or projection; provided, that in no event shall a valid easement for encroachment be created in favor of a Unit Owner if said encroachment occurred due to the willful act or acts with full knowledge of said Unit Owner. In the event a Unit or any Common or Limited Common Element is partially or totally destroyed, and subsequently repaired or reconstructed, minor encroachments over adjoining Units and Common and Limited Common Elements shall be permitted, and there shall be valid easements for the maintenance of said encroachments so long as they shall exist. Said encroachments, if any, and resulting easements, shall not be construed as encumbrances affecting the marketability of title to any Unit.

SECTION 18 – SUBDIVIDING OR COMBINING UNITS – BOUNDARY RELOCATION

Subdivision, combining and relocation of the boundary between any Unit or Units, are authorized as follows:

18.1 Subdividing or Combining

18.1.1 Procedure. Any Owner of any Unit or Units may propose any subdividing or combining of any Unit or Units and appurtenant Limited Common Elements in writing, together with complete plans and specifications for accomplishing the same and a proposed amendments to this Declaration and to the Survey Map and Plans covering such subdividing or combining, to the Board. Upon written approval of such proposal by the Board and fifty-one percent (51%) of Eligible Mortgagees, and of all Eligible Mortgagee(s) and Owner(s) of the Unit(s) to be combined or subdivided, the Unit Owner(s) making the proposal may proceed according to such plans and specifications; provided that the Board may in its discretion (but it is not mandatory that the Board exercise this authority) require that the Board administer the work or that provisions for the protection of other Units or Common Elements or reasonable deadlines for completion of the work be inserted in the contracts for the work. The changes in the Survey Map, if any, and the changes in the Plans and Declaration shall be placed of record as amendments to the Survey Map, Plans, and Declaration of Condominium.

18.1.2 Allocated Interests. The Allocated Interests formerly allocated to the subdivided Unit shall be reallocated to the new Units in any reasonable and equitable manner prescribed by that Owner

of the subdivided Unit. The Allocated Interests of the new Unit resulting from a combination of new Units shall be the aggregate of the Allocated Interests formerly allocated to the Units being combined.

18.2 Relocation of Boundaries

Subject to the provisions of the Declaration and other provisions of law, the boundaries between adjoining Units may only be relocated by an amendment to the Declaration upon application to the Association by the Owners of those Units. If the Owners of the adjoining Units have specified a reallocation between their Units of their Allocated Interests, the application must state the proposed reallocations. Unless the Board determines within thirty (30) days that the reallocations are unreasonable, the Association shall prepare an amendment that identifies the Units involved, states the reallocations, is executed by those Unit Owners, contains words of conveyance between them, and is recorded in the name of the grantor and grantee.

18.3 Costs

All costs of subdivision, combination or relocation of a boundary between Units shall be born by the Unit Owner(s) proposing the subdivision, combination or relocation of a boundary, whether or not said subdivision, combination or relocation of a boundary is approved.

18.4 Recording

In the event of subdivision, combination or relocation of a boundary pursuant to this Section, the Association shall obtain and record an amendment to the Survey Maps and Plans with the requirements of RCW 64.34.232(4) and the Declaration necessary to show the altered boundaries between adjoining Units, their dimensions and identifying numbers.

SECTION 19 – DECLARANT CONTROL OF THE ASSOCIATION AND TRANSFER TO UNIT OWNERS

19.1 Declarant Control

Subject to Section 7.4, Declarant may control the Association, and, acting alone, appoint and remove the officers and members of the Board until the earlier of (a) sixty (60) days after conveyance of seventy-five percent (75%) of the Units which may be created to Unit Owners other than a Declarant; (b) two (2) years after the last conveyance or transfer of record of a Unit except as security for a debt; (c) two (2) years after any Development Right to add new Units was last exercised; or (d) the date on which Declarant records an amendment to the Declaration pursuant to which Declarant voluntarily surrenders the right to further appoint and remove officers and members of the Board. Declarant may voluntarily surrender the right to appoint and remove officers and members of the Board before termination of that period pursuant to (a), (b) and (c) of this Section, but in that event Declarant may require, for the duration of the period of Declarant Control, that specified actions of the Association or Board, as described in a recorded instrument executed by Declarant, be approved by Declarant before they become effective.

19.2 Transfer of Control of Association

Within sixty (60) days after termination of the period of Declarant Control pursuant to Section 19.1, the Declarant shall deliver to the Association all property of the Unit Owners and of the Association held or controlled by Declarant, including, but not limited to:

19.2.1 The original or a photocopy of the recorded Declaration and each recorded amendment to the Declaration;

19.2.2 The Certificate of Incorporation and a copy or duplicate original of the Articles of Incorporation of the Association as filed with the Secretary of State;

- 19.2.3 The Bylaws of the Association;
- 19.2.4 The minute books, including all minutes, and other books and records of the Association;
- 19.2.5 Any rules and regulations that have been adopted;
- 19.2.6 Resignations of officers and members of the Board who are required to resign because Declarant is required to relinquish control of the Association;
- 19.2.7 The financial records, including canceled checks, bank statements, and financial statements of the Association, and source documents from the time of incorporation of the Association through the date of transfer of control to the Unit Owners;
- 19.2.8 Association funds or the control of the funds of the Association;
- 19.2.9 All tangible personal property of the Association, if any, represented by Declarant to be the property of the Association, or ostensibly the property of the Association, and an inventory of the property;
- 19.2.10 Except for alterations to a Unit done by a Unit Owner other than Declarant, a copy of Declarant's Plans and specifications utilized in the construction or remodeling of the Condominium, with a certificate of Declarant or a licensed architect or engineer that the Plans and specifications represent, to the best of their knowledge and belief, the actual Plans and specifications utilized by Declarant in the construction or remodeling of the Condominium;
- 19.2.11 Insurance policies or copies thereof for the Condominium and Association;
- 19.2.12 Copies of any certificate(s) of occupancy that may have been issued for the Condominium;
- 19.2.13 Any other permits issued by governmental bodies applicable to the Condominium in force or issued within one (1) year before the date of transfer of control to the Unit Owners;
- 19.2.14 All written warranties that are still in effect for the Common Elements, or any other areas or facilities which the Association has the responsibility to maintain and repair, from the contractor, subcontractors, suppliers, and manufacturers and all owners' manuals or instructions furnished to Declarant with respect to installed equipment or Building systems;
- 19.2.15 A roster of Unit Owners and Eligible Mortgagees and their addresses and telephone numbers, if known, as shown on Declarant's records and the date of closing of the first sale of each Unit sold by Declarant;
- 19.2.16 Any leases of the Common Elements and other leases to which the Association is a party;
- 19.2.17 Any employment contracts or service contracts in which the Association is one of the contracting parties or service contracts in which the Association or the Unit Owners have an obligation or a responsibility, directly or indirectly, to pay some or all of the fee or charge of the person performing the service; and
- 19.2.18 All other contracts to which the Association is then a party.

19.3 Audit of Records Transferred

Upon the transfer of control to the Unit Owners, the records of the Association shall be audited as of the date of transfer by an independent Certified Public Accountant in accordance with generally accepted

auditing standards unless the Unit Owners, other than Declarant, by two-thirds (2/3) vote elect to waive the audit. The cost of the audit shall be a Common Expense unless otherwise provided in the Declaration. The accountant performing the audit shall examine supporting documents and records, including the cash disbursements and related paid invoices, to determine if expenditures were for Association purposes and the billings, cash receipts, and related records to determine if Declarant was charged for and paid the proper amount of Assessments.

SECTION 20 – PHASED DEVELOPMENT

20.1 Development in Phases.

20.1.1 Declarant intends to develop and establish this Condominium in more than one (1) phase. All phases will be built upon the Land described on Exhibit A-1. Phase 1 of Sundance Park, a Condominium, which is created by recording this Declaration, contains twenty-four (24) Units. The Land upon which Phase 1 is built is described on Exhibit A-2.

20.1.2 Section 20.6 sets forth the Development Rights and Special Declarant Rights reserved for Declarant in subsequent Phase(s). If there is more than one (1) subsequent phase, such future phases may be constructed in any order selected solely by Declarant. The Survey Map and Plans, filed simultaneously herewith, depict a survey of the surface of the location of the Buildings, the plans of the Buildings, showing the vertical and horizontal boundaries of each Unit in Sundance Park, a Condominium, the location of each Unit, and the number and dimensions of each Unit. The provisions regarding the Condominium shall be effective immediately to establish Sundance Park (including the Land and all Units, Buildings and other improvements constructed thereon) as a Condominium under the Act. No provisions regarding each future phase shall be effective to establish that phase (including the Units, Buildings and improvements constructed on the Land) as part of the Condominium under the Act until Declarant records an amendment to the Declaration for a future phase (and an amendment to the Survey Map and Plans, if necessary) pursuant to Section 20.1.4.

20.1.3 The Declarant expects to construct all the phases, but it is not required to construct any subsequent Phase. If subsequent Phases are not in fact constructed within seven (7) years from the date of the recording of this Declaration, Phase 1 of Sundance Park, a Condominium (or Phase 1 and any combination with any subsequent Phases) shall constitute a complete condominium, and the land described for the uncompleted phase or phases shall remain within the Condominium.

20.1.4 Declarant shall execute and record an amendment to this Declaration stating that Sundance Park, a Condominium and any future phase, and subsequently any additional future phases(s) (including the Units, Buildings and other improvements thereon), are established as a Condominium under the Act. All improvements for subsequent phases shall be substantially completed before such phase is incorporated into the Condominium. From and after the recording of said amendment, all of the Units, Buildings and other improvements located in said future phase(s) shall constitute a single condominium pursuant to the Act and the provisions of this Declaration. In conjunction with said amendment to the Declaration, an updated or revised Survey Map and Plans shall be recorded describing the Condominium and each future phase as it is constructed, including as-built certification or other matters required under the Act.

20.1.5 All Common Elements for each phase will be utilized by Unit Owners of the next succeeding phase as it is established, and the additional Unit Owners will, after the effective date of the subsequent phase, also share in the expenses of the Common Elements in the succeeding phase. Owners in each prior phase shall utilize the Common Elements for the subsequent phase and also share in the expenses therefor.

20.2 Phase Allocation of Undivided Interests in Common Elements, Liability for Common Expenses and Votes in the Association

20.2.1 After each future phase is incorporated into the Condominium, the undivided interest in the Common Elements and the liability for Common Expenses for each Unit shall be as stated in the Amendment to this Declaration recorded by Declarant, provided that the allocation of undivided interests shall be in accordance with the ratio of the number of bedrooms in each Unit compared with the total of number of bedrooms in all the Units then incorporated into the Condominium.

20.2.2 In all matters relating to the Association, each Unit shall be entitled to one (1) vote and all votes shall be of equal weight, provided that, in the event Declarant establishes any phase as a single Unit pursuant to Section 20.6.1(b), that Unit shall be entitled to the number of votes equal to the number of Units which could have been created within said phase, as set forth in Section 20.1.1.

20.3 Easement for Phased Developments

In addition to the general easements reserved by the Act and by reference in other sections of this Declaration, there is reserved a nonexclusive easement in favor of the Declarant and Declarant's successors and assigns, over and across the Condominium and, for ingress and egress, and over and across easements, roadways and utility lines specified or established in and for the Condominium for the benefit of all future phases. This reserved easement shall entitle Declarant and Declarant's successors and assigns, for development of all future phases, to tie into water, sewer, storm sewer, electrical, gas, telephone or other utility lines of all variety, and to connect with roadways or utilities systems developed and located in the completed phases of the Condominium; provided, however, that Declarant shall bear the cost of tie-ins to said utilities, and shall not tie into such utilities in a manner that impairs or significantly reduces the quality of utility service to the Units in the Condominium.

20.4 Phased Amendment

Declarant, upon Declarant's sole signature, may execute and record the amendments to the Declaration (and to the initial Survey Map and Plans, if necessary) as provided under subsection 20.1.4, said amendments to contain and depict such information and data as is necessary to establish the Units in subsequent Phases as part of the Condominium pursuant to the Act. Such amendments shall not require the consent of any Unit Owner other than Declarant.

20.5 Liens Arising in Connection with Future Phases

At the time the amendments are made incorporating each future phase into the Condominium, no lien arising in connection with Declarant's ownership of and construction of the improvements in phases not yet incorporated into the Condominium, shall adversely affect the rights of the existing Unit Owners, or the priority of the first Mortgages on existing Units. All taxes, assessments, mechanics liens and other charges affecting the Land in future phases not yet incorporated into the Condominium, shall be paid or otherwise satisfactorily provided for by Declarant.

20.6 Development Rights and Special Declarant Rights Reserved by Declarant

20.6.1 The following development rights are hereby reserved for use by Declarant in each of the future phases:

(a) Declarant may construct and establish up to twenty-four (24) additional Units in one or more additional Phases. All of the Buildings and Units shall be substantially the same architecture and substantially the same exterior finishes as the Units in Sundance Park, a Condominium.

(b) As an alternative to creating multiple Units in any subsequent Phase as set forth in Section 20.6.1(a), Declarant may establish any subsequent Phase(s) as a single Unit, which Unit shall comprise all of the Property within said Phase(s).

(c) Declarant at any time and for any reason may elect not to incorporate all or some of the subsequent Phases into the Condominium and elect not to record the amendments provided in this Section. To effectuate the foregoing, Declarant, upon its sole signature and without further consent of the Association or any of the other Owners being required, may file such amendment to this Declaration and to the Survey Map and Plans as is necessary to withdraw the Property within such subsequent Phases (and improvements constructed thereon) from the provisions of this Declaration and to relinquish Declarant's rights under this Section. In the event Declarant exercises its rights under this Section to withdraw Property within such subsequent Phases (and improvements thereon), from the provisions of this Declaration, or if the Declarant's right to add Phases expires pursuant to this Section, then: the Phases in fact made a part of the Condominium shall thereafter continue to constitute a complete, fully operational Condominium; Property within such subsequent Phases (and improvements thereon) may be used for any other lawful purpose in Declarant's discretion; and the easements provided for in Section 20.6.2(d) and Section 21.2.4 shall continue for the benefit of land within such subsequent Phases and Declarant, and Declarant's successors and assigns, for the development and utilization of Property within such subsequent Phases.

All of the Buildings and Units shall be substantially the same architecture and substantially the same exterior finishes as the Units in Sundance Park, a Condominium. Declarant shall have seven (7) years from the date of recording of this Declaration to construct the additional Units pursuant to Section 20.6.1(a).

20.6.2 The following Special Declarant Rights are hereby reserved for use by Declarant in subsequent Phase(s):

(a) Declarant may complete the improvements indicated on the Survey Map and Plans for the respective phases, and as described in this Declaration;

(b) Declarant may maintain a sales office, management office, signs advertising the Units for sale, and models on the Property until all Units are sold;

(c) Declarant may use easements through the Common Elements as may be reasonably necessary for the purposes of discharging Declarant's obligations or exercising the Development Rights and Special Declarant Rights or making improvements within the Condominium and in subsequent phases; and

(d) Declarant shall execute and record an amendment to this Declaration and an amendment to the Survey Map and Plans to reflect the construction of the Buildings and Units referred to in Section 20.6.1(a). No signature other than Declarant's shall be required on any such amendment. Upon the recordation of each such amendment, the Units described therein shall be incorporated into the Condominium and shall thereafter share in the ownership of the Common Elements, the liability for common expenses, and shall have the right to vote in matters of the Association as set forth in SECTION 3.

20.7 Binding Effect

The provisions of this SECTION 20 shall constitute irrevocable covenants running with all phases and shall be irrevocably binding upon Declarant, and its successors and assigns, with respect to all phases.

SECTION 21 – DEVELOPMENT RIGHTS AND SPECIAL DECLARANT RIGHTS

21.1 Development Rights.

The following Development Rights are hereby reserved for use by Declarant:

21.1.1 Declarant may withdraw Real Property from the Condominium, subject to the following restrictions:

(a) If all the Real Property is subject to withdrawal, and the Declaration or Survey Map or amendment thereto does not describe separate portions of Real Property subject to that right, none of the Real Property may be withdrawn if a Unit in that portion of the Real Property is owned by a person other than the Declarant; and

(b) If a portion or portions of the Real Property are subject to withdrawal as described in the Declaration or in the Survey Map or in any amendment thereto, no portion may be withdrawn if a Unit in that portion of the Real Property is owned by a person other than the Declarant.

In connection with the withdrawal of any Real Property, Declarant reserves the right to execute, on Declarant's sole signature, on behalf of the Unit Owners and the Association, any applications to governmental agencies or other documents or instruments necessary to establish the Property, or any portion thereof, as a legal lot.

21.1.2 Declarant may add Real Property and/or improvements to the Condominium.

21.1.3 Declarant may create Units, Common Elements, or Limited Common Elements within Real Property included or added to the Condominium.

21.1.4 Declarant may add up to twenty-four (24) additional Units on the Property in one (1) or more additional Phases, pursuant to SECTION 20.

21.1.5 Declarant may grant, modify or terminate utility and/or access easements over the Common Elements.

21.1.6 Declarant may subdivide Units or convert Units to Common Elements.

21.1.7 Declarant may, with the Unit Owner's prior consent, establish, expand, contract or otherwise modify the boundaries of any Limited Common Element allocated to a Unit.

The Development Rights set forth herein shall terminate on the earlier of seven (7) years from the date of the recording of this Declaration or the recording of a notice signed by Declarant that it no longer wishes to exercise any of the Development Rights. All of the Buildings and Units which are built on the Property shall be substantially the same architecture and substantially the same exterior finishes as the Building containing the existing Units on the property of the Condominium.

21.2 Special Declaration Rights.

The following Special Declarant Rights are hereby reserved for use by Declarant:

21.2.1 Declarant may complete the improvements indicated on the Survey Map and Plans, and as described in this Declaration.

21.2.2 Declarant may maintain a sales office, management office, signs advertising the Units for sale, and models on the Property until all Units are sold.

21.2.3 Declarant may appoint or remove any officer or member of the Board of Directors of the Association during the period of Declarant Control.

21.2.4 Declarant may enter and inspect the condition of the improvements on or in the Common Elements and/or Units.

21.2.5 Declarant may use easements through the Common Elements as may be reasonably necessary to discharge Declarant's obligations or exercise the Development Rights and Special Declarant Rights or to make improvements within the Condominium.

SECTION 22 – AMENDMENT OF DECLARATION, SURVEY MAP AND PLANS

22.1 Approval of Unit Owners

Except in cases of amendments which may be made by Declarant, under RCW 64.34.232(6) or RCW 64.34.236, the Association under RCW 64.34.060, 64.34.220(5), 64.34.228(3), 64.34.244(1), 64.34.248, or 64.34.268(8), or certain Unit Owners under RCW 64.34.228(2), 64.34.244(1), 64.34.248(2), or Section 22.4 below, the Declaration, including the Survey Maps and Plans, may be amended only by vote or agreement of Unit Owners of Units to which at least sixty-seven percent (67%) of the votes in the Association are allocated.

22.2 Execution of Amendment

Amendments to the Declaration required by the Act to be recorded by the Association shall be prepared, executed, recorded, and certified on behalf of the Association by any officer of the Association designated for that purpose or, in the absence of designation, by the president of the Association and without any other signature.

22.3 Recording

Every amendment to the Declaration must be recorded in each County in which any portion of the Condominium is located, and is effective only upon recording.

22.4 Exceptions

Except to the extent expressly permitted or required by the Act and as set forth in this Declaration, no amendment may create or increase Special Declarant Rights, increase the number of Units, change the boundaries of any Unit, the allocated interests of a Unit, or the uses to which any Unit is restricted, in the absence of the vote or agreement of the Owner of each Unit particularly affected and the Owners of Units to which at least ninety percent (90%) of the votes in the Association are allocated excluding the votes allocated to Declarant or such larger percentage as this Declaration provides.

22.5 Special Declarant's Rights

No amendment may restrict, eliminate, or otherwise modify any Special Declarant Right provided in the Declaration without the consent of Declarant and any Mortgagee of record with a security interest in the Special Declarant Right or in any Real Property subject thereto, excluding Mortgagees of Units owned by persons other than Declarant.

22.6 Limitation of Action

No action to challenge the validity of an amendment adopted pursuant to this Section may be brought more than one (1) year after the amendment is recorded.

22.7 Approval by Mortgagees

Notwithstanding any of the foregoing, fifty-one percent (51%) of all Mortgagees who have requested notification of amendments must give prior written approval to any material amendment to the Declaration, including any of the following:

22.7.1 Voting rights;

22.7.2 Assessments, Assessment liens and subordination of such liens;

- 22.7.3 Reserves for maintenance, repair and replacement of Common Elements;
- 22.7.4 Insurance or fidelity bonds;
- 22.7.5 Responsibility for maintenance and repair;
- 22.7.6 Expansion or contraction of the project or the addition, annexation or withdrawal of property to or from the Condominium;
- 22.7.7 The boundaries of any Unit;
- 22.7.8 Reallocation of interest in the Common or Limited Common Elements, or rights to their use;
- 22.7.9 Convertibility of Units into Common Elements or of Common Elements into Units;
- 22.7.10 Leasing of Units other than as set forth in this Declaration;
- 22.7.11 Imposition of any restrictions on the right of a Unit Owner to sell or transfer his Unit;
- 22.7.12 Decision by the Association to establish self-management when professional management had been required previously by an Eligible Mortgagee;
- 22.7.13 Restoration or repair (after a hazard damage or partial condemnation) in a manner other than that specified in this Declaration, the Act, or the Bylaws;
- 22.7.14 Any action to terminate the legal status of the Condominium after substantial destruction or condemnation occurs; or
- 22.7.15 Any provisions which are for the express benefit of Mortgage holders, Eligible Mortgagees or eligible insurers or guarantors of first Mortgages on Units.

An Eligible Mortgagee who receives prior written notice of a proposed material amendment and who does not deliver to the requesting party a negative response within thirty (30) days of receipt of such notice shall be deemed to have consented to such amendment.

22.8 Amendments by Declarant

In addition to the foregoing, Declarant may amend this Declaration and the Survey Map and Plans without the consent or approval of the Board or the Unit Owners, as follows:

- 22.8.1 To add additional Units or real property to the Condominium pursuant to the exercise of Declarant's Development Rights and Special Declarant's Rights created in this Declaration;
- 22.8.2 To withdraw Real Property from the Condominium pursuant to the exercise of Declarant's Development Rights and Special Declarant's Rights created in this Declaration;
- 22.8.3 To correct or revise the boundaries or descriptions of the Building, Units, and/or Common Elements to reflect their locations as built or typographical, clerical or other errors in the Declaration which are not of a material nature;
- 22.8.4 To make such reasonable changes as may from time to time be required by a Mortgagee, FHA/HUD or the Veteran's Administration; provided, that any such changes shall not affect the allocation of undivided interest in the Common Elements or materially and adversely affect the rights of the Unit Owners or other Mortgagees; or

22.8.5 To commemorate the exercise of Development Rights and Special Declarant Rights pursuant to this Declaration.

If any Unit is financed through the Veteran's Administration, neither the Declaration nor the Survey Map and Plans shall be amended without the prior written consent of the Veterans' Administration until the Board has been elected pursuant to Section 7.4.1.

SECTION 23 – TERMINATION OF CONDOMINIUM

23.1 Approval by Unit Owners

Except in the case of a taking of all the Units by condemnation, the Condominium may be terminated only by agreement of Unit Owners of Units to which at least eighty percent (80%) of the votes in the Association are allocated.

23.2 Termination Agreement

An agreement to terminate must be evidenced by the execution of a termination agreement or ratifications thereof, in the same manner as a deed, by the requisite number of Unit Owners. The termination agreement must specify a date after which the agreement will be void unless it is recorded before that date and shall contain a description of the manner in which the creditors of the Association will be paid or provided for. A termination agreement and all ratifications thereof must be recorded in King County and is effective only upon recording. A termination agreement may be amended by complying with all of the requirements of this Section and the Act.

23.3 Sale of Common Elements and Units

A termination agreement may provide that all the Common Elements and Units of the Condominium shall be sold following termination. If, pursuant to the agreement, any Real Property in the Condominium is to be sold following termination, the termination agreement must set forth the minimum terms of the sale.

23.4 Ownership after Termination

The Association, on behalf of the Unit Owners, may contract for the sale of Real Property in the Condominium, but the contract is not binding on the Unit Owners until approved pursuant to Sections 23.1 and 23.2. If any Real Property in the Condominium is to be sold following termination, title to that Real Property, upon termination, vests in the Association as trustee for the holders of all interests in the Units. Thereafter, the Association has all powers necessary and appropriate to effect the sale. Until the sale has been concluded and the proceeds thereof distributed, the Association shall continue in existence with all powers it had before termination. Proceeds of the sale must be distributed to Unit Owners and lien holders as their interests may appear, in proportion to the respective interests of Unit Owners as provided in Section 23.7 below. Unless otherwise specified in the termination agreement, as long as the Association holds title to the Real Property, each Unit Owner and the Unit Owner's successors in interest have an exclusive right to occupancy of the portion of the Real Property that formerly constituted the Owner's Unit. During the period of that occupancy, each Unit Owner and the Owner's successors in interest shall remain liable for all Assessments and other obligations imposed on Unit Owners by the Act or this Declaration.

23.5 Tenancy in Common

If the Real Property constituting the Condominium is not to be sold following termination, title to all the Real Property in the Condominium vests in the Unit Owners upon termination as tenants-in-common in proportion to their respective interests as provided in Section 23.7, and liens on the Units shall attach accordingly. While the tenancy in common exists, each Unit Owner and the Unit Owner's successors in

SECTION 25 -- MISCELLANEOUS

25.1 Covenants Running with the Land

The covenants, conditions, restrictions, uses, limitations and obligations contained in this Declaration shall be deemed to run with the Land, shall be a burden and benefit upon the Units and all other portions of the Property, shall be binding upon all persons acquiring or owning any interest therein, their grantees, successors, heirs, executors, administrators and assigns, and shall supplement the Act and be and remain effective independently of the Act, if it should for any reason or in any respect be or become inapplicable. This Declaration shall no longer apply if the Property is removed from under the Act and discontinued as a Condominium.

25.2 Construction and Validity of Declaration

The Declaration and the Act provide the framework by which the Condominium is created and operated. In the event of a conflict between the provisions of the Declaration and the Act, the Act shall prevail. In the event of a conflict between the provisions of this Declaration and the Bylaws, the Declaration shall prevail except to the extent the Declaration is inconsistent with the Act. The creation of the Condominium shall not be impaired and title to a Unit and its interest in the Common Elements shall not be rendered unmarketable or otherwise affected by reason of an insignificant failure of this Declaration or the Survey Map and Plans or any amendment thereto to comply with the Act.

25.3 Waiver

The failure of the Association, the Board of Directors, its officers or agents, or Declarant, to require in any one or more instances a strict performance of or compliance with any of the terms, covenants, conditions or restrictions contained in this Declaration, the Bylaws, or the Act, or to serve any notice or to institute any action or proceeding, shall not be construed as a waiver or release thereof, but they shall continue and remain in full force and effect. The receipt by any of said parties of any sum paid by a Unit Owner, with or without the knowledge of the breach of or failure to comply with any such provision, shall not be deemed a waiver thereof. No waiver, express or implied, of any such provision shall be effective unless made in writing pursuant to procedures specified herein, or in the Bylaws or in the Act, or if no such procedures are specified, then in writing and signed by the president of the Association pursuant to the authority contained in a resolution of the Board.

25.4 Notices

Any notice permitted or required to be delivered under the provisions of this Declaration, the Bylaws or the Act may be delivered either personally or by mail. If delivery is by mail, any such notice shall be deemed to have been delivered forty-eight (48) hours after a copy has been deposited in the United States mail, postage prepaid for first class mail, addressed to the person entitled to such notice at the most recent address given in writing by such person to the Association. Notice to a Unit Owner or Owners shall be sufficient if delivered or addressed to the Unit if no other mailing address has been given the Association. Notices to be given to the Association may be given to the president or secretary of the Association.

25.5 Severability

The provisions hereof shall be deemed independent and severable, and the invalidity or partial invalidity or unenforceability of any one provision or portion hereof shall not affect the validity or enforceability of any other provision hereof.

25.6 Interpretation

The provisions of this Declaration shall be liberally construed to effectuate its purposes to create a uniform plan for the development and operation of the property as a Condominium project under the Act.

25.7 Effective Date

This Declaration shall take effect upon recording with the King County Recorder.

25.8 Survey Map and Plans

The Survey Map and Plans referred to herein were filed with the Recorder of King County, Washington, simultaneously with the recording of this Declaration under King County Recorder's No. _____, in Volume _____ of Condominiums, pages _____ through _____.

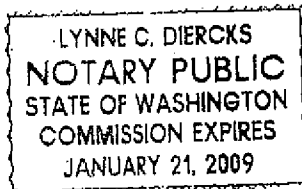
25.9 Inflationary Increases in Dollar Limits

The dollar limits specified in this Declaration may, in the discretion of the Board, be increased proportionately to adjust for any inflation in the value of the dollar by the Consumer Price Index for all Urban Consumers (1982 - 1984 = 100 (semi-annual)) specified for "All Items," relating to Seattle-Tacoma-Bremerton, Washington and issued by the Bureau of Labor Statistics of the United States Department of Labor, or any successor index. If the index for Seattle-Tacoma-Bremerton is discontinued, the National Index shall be used in this calculation. In the event the index shall hereafter be converted to a different standard reference base or otherwise revised, the increase shall be made with the use of such conversion factor, formula or table for converting the index as may be published by the Bureau of Labor Statistics or, if said Bureau shall not publish the same, then with the use of such conversion factor, formula or table as may be published by Prentice Hall, Inc., or, failing such publication, by any other nationally recognized publisher of similar statistical information. In the event the index shall cease to be published, then there shall be substituted for the index such other index as the Board deems reasonable.

IN WITNESS WHEREOF, Declarant has executed this Declaration as of the 9 day of May, 2006.

DECLARANT:

SSHI LLC, a Delaware limited liability company



By: J. Matthew Farris
J. Matthew Farris, President

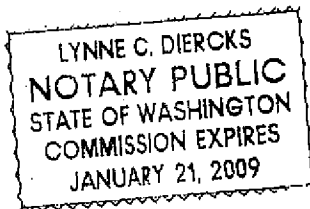
STATE OF WASHINGTON)

) ss.

COUNTY OF KING)

THIS IS TO CERTIFY that on this 9 day of May, 2006, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, came J. Matthew Farris, personally known or having presented satisfactory evidence to be the President of SSHI LLC, the limited liability company that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said limited liability company for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument on behalf of said limited liability company.

WITNESS MY HAND and official seal the day and year in this certificate first above written.



Lynne C. Diercks
Print Name: Lynne C. Diercks
Notary Public in and for the
State of Washington, residing at
Bellevue
Expiration Date: January 21, 2009

**EXHIBIT A-1 TO
DECLARATION FOR
SUNDANCE PARK, A CONDOMINIUM**

The legal description of all of the Land included in Sundance Park, a Condominium (including subsequent phase Land) is as follows:

Lot 1, Neighborhood B, according to Binding Site Plan recorded in Volume 211 of Condominiums, Pages 041 through 044, under Recording No. 20051116002312, in King County, Washington.

**EXHIBIT A-2 TO
DECLARATION FOR
SUNDANCE PARK, A CONDOMINIUM**

The legal description of the Land included in Phase 1 of Sundance Park, a Condominium is as follows:

That portion of Lot 1, Neighborhood B, according to Binding Site Plan recorded in Volume 211 of Condominiums, Pages 041 through 044, under Recording No. 20051116002312, in the northeast and the northwest quarter of the northeast quarter of Section 34, Township 26 North, Range 6 East, W.M., King County, Washington, described as follows:

BEGINNING at the most westerly common corner between said Lot 1 and Tract "SA-402", Trilogy at Redmond Ridge Div. 4, according to plat recorded in Volume 213 of Plats, Pages 71 through 80, under Recording No. 20030506000955; thence S50°47'27"E, along the common line between said Lot 1 and said Tract "SA-402", a distance of 43.24 feet to a point of tangency with a 621.00 foot radius circular curve to the right; thence southeasterly, along said curve and continuing along said common line, through a central angle of 01°49'17", a distance of 19.74 feet; thence N48°46'17"E 81.39 feet; thence S87°59'36"E 41.61 feet to a point of non-radial intersection with a 48.00 foot radius circular curve to the left, the center of which bears N86°17'03"E; thence southerly, along said curve, through a central angle of 37°30'46", a distance of 31.43 feet to a point of tangency; thence S41°13'43"E 82.75 feet to a point of tangency with a 48.00 foot radius circular curve to the left; thence southerly and easterly, along said curve, through a central angle of 47°53'22", a distance of 40.12 feet; thence N00°52'55"E 73.56 feet; thence N49°03'45"E 44.10 feet; thence N62°14'18"E 14.68 feet; thence S89°07'05"E 120.11 feet; thence S21°29'25"E 34.64 feet; thence N68°30'35"E 26.00 feet to a point of radial intersection with a 20.00 foot radius circular curve to the right; thence northerly and easterly, along said curve, through a central angle of 90°00'00", a distance of 31.42 feet to a point of tangency; thence N68°30'35"E 76.50 feet to the easterly line of said Lot 1 and the westerly right-of-way margin of Eastridge Drive N.E.; thence the following five courses and distances along the easterly and northerly line of said Lot 1; thence N21°29'25"W, along said westerly margin, 254.01 feet to a point of tangency with a 25.00 foot radius circular curve to the left; thence northerly and westerly, along said curve and continuing along said westerly margin, through a central angle of 90°00'00", a distance of 39.27 feet to a point of tangency with the southerly right-of-way margin of N.E. 113th Way; thence the following three courses and distances along said southerly margin; thence S68°30'35"W 116.83 feet to a point of tangency with a 610.00 foot radius circular curve to the left; thence westerly, along said curve, through a central angle of 29°18'02", a distance of 311.95 feet to a point of tangency; thence S39°12'33"W 89.54 feet to the POINT OF BEGINNING.

**EXHIBIT A-3 TO
DECLARATION FOR
SUNDANCE PARK, A CONDOMINIUM**

The legal description of the Land on which subsequent phases of Sundance Park, a Condominium may be built is as follows:

Lot 1, Neighborhood B, according to Binding Site Plan recorded in Volume 211 of Condominiums, Pages 041 through 044, under Recording No. 20051116002312, in the northeast and the northwest quarter of the northeast quarter of Section 34, Township 26 North, Range 6 East, W.M., King County, Washington, EXCEPT that portion of said Lot 1 described as follows:

BEGINNING at the most westerly common corner between said Lot 1 and Tract "SA-402", Trilogy at Redmond Ridge Div. 4, according to plat recorded in Volume 213 of Plats, Pages 71 through 80, under Recording No. 20030506000955; thence S50°47'27"E, along the common line between said Lot 1 and said Tract "SA-402", a distance of 43.24 feet to a point of tangency with a 621.00 foot radius circular curve to the right; thence southeasterly, along said curve and continuing along said common line, through a central angle of 01°49'17", a distance of 19.74 feet; thence N48°46'17"E 81.39 feet; thence S87°59'36"E 41.61 feet to a point of non-radial intersection with a 48.00 foot radius circular curve to the left, the center of which bears N86°17'03"E; thence southerly, along said curve, through a central angle of 37°30'46", a distance of 31.43 feet to a point of tangency; thence S41°13'43"E 82.75 feet to a point of tangency with a 48.00 foot radius circular curve to the left; thence southerly and easterly, along said curve, through a central angle of 47°53'22", a distance of 40.12 feet; thence N00°52'55"E 73.56 feet; thence N49°03'45"E 44.10 feet; thence N62°14'18"E 14.68 feet; thence S89°07'05"E 120.11 feet; thence S21°29'25"E 34.64 feet; thence N68°30'35"E 26.00 feet to a point of radial intersection with a 20.00 foot radius circular curve to the right; thence northerly and easterly, along said curve, through a central angle of 90°00'00", a distance of 31.42 feet to a point of tangency; thence N68°30'35"E 76.50 feet to the easterly line of said Lot 1 and the westerly right-of-way margin of Eastridge Drive N.E.; thence the following five courses and distances along the easterly and northerly line of said Lot 1; thence N21°29'25"W, along said westerly margin, 254.01 feet to a point of tangency with a 25.00 foot radius circular curve to the left; thence northerly and westerly, along said curve and continuing along said westerly margin, through a central angle of 90°00'00", a distance of 39.27 feet to a point of tangency with the southerly right-of-way margin of N.E. 113th Way; thence the following three courses and distances along said southerly margin; thence S68°30'35"W 116.83 feet to a point of tangency with a 610.00 foot radius circular curve to the left; thence westerly, along said curve, through a central angle of 29°18'02", a distance of 311.95 feet to a point of tangency; thence S39°12'33"W 89.54 feet to the POINT OF BEGINNING.

**EXHIBIT B TO
DECLARATION FOR
SUNDANCE PARK, A CONDOMINIUM**

Unit	Floor Plan	Level(s) on which Unit is located	No. of Bedrooms	No. of Bathrooms	No. of Garage Parking Spaces	Approx. Area in sq. ft. (See Note 1)	Percentage interest in common elements (see Note 5)
21	Juniper	1	2	2	1	1,504	3.52%
22	Maple (L)	1, 2	3	2 ½	2	2,059	5.26%
23	Spruce	1, 2	3	2 ½	2	2,136	5.26%
24	Maple (R)	1, 2	3	2 ½	2	2,108	5.26%
25	Fern	1	2	2	2	1,623	3.51%
26	Azalea	1	2	2	2	1,611	3.51%
27	Maple (L)	1, 2	3	2 ½	2	2,059	5.26%
28	Spruce	1, 2	3	2 ½	2	2,136	5.26%
29	Maple (R)	1, 2	3	2 ½	2	2,108	5.26%
30	Fern	1	2	2	2	1,623	3.51%
31	Azalea	1	2	2	2	1,611	3.51%
32	Maple (L)	1, 2	3	2 ½	2	2,059	5.26%
33	Spruce	1, 2	3	2 ½	2	2,136	5.26%
34	Maple (R)	1, 2	3	2 ½	2	2,108	5.26%
35	Fern	1	2	2	2	1,623	3.51%
36	Azalea	1	2	2	2	1,611	3.51%
37	Fern	1	2	2	2	1,623	3.51%
38	Azalea	1	2	2	2	1,611	3.51%
39	Azalea	1	2	2	2	1,611	3.51%
40	Fern	1	2	2	2	1,623	3.51%
41	Azalea	1	2	2	2	1,611	3.51%
42	Fern	1	2	2	2	1,623	3.51%
43	Azalea	1	2	2	2	1,611	3.51%
44	Fern	1	2	2	2	1,623	3.51%

**EXHIBIT B TO
DECLARATION FOR
SUNDANCE PARK, A CONDOMINIUM
(continued)**

Note 1: All area measurements are in square feet, are based upon preliminary specifications, and are approximate. The actual areas of all Units may be different than those shown on this Exhibit B. As-built measurements may be found on the Survey Map and Plans.

Note 2: All Units have gas forced air heat.

Note 3: All Units have one (1) built-in fireplace.

Note 4: There are eight (8) uncovered guest parking spaces in Phase 1. The total number of parking spaces in Phase 1, including both the covered parking spaces within each unit and the uncovered guest parking spaces, is fifty-five (55).

Note 5: Formula for Percentage of Undivided Interest in Common Elements is the quotient of the number of bedrooms in each Unit divided by the total number of bedrooms in all Units in Sundance Park, a Condominium, multiplied by one hundred ((no. of bedrooms in unit/total no. of bedrooms in condominium) x 100). Percentages may be rounded or adjusted so that the total Percentage of Undivided Interest equals 100.00%. Percentages will change as additional Units are added to the Condominium in subsequent phases.

After recording return to:

Joshua Rosenstein
HANSON BAKER LUDLOW DRUMHELLER P.S.
10777 Main Street, Suite 300
Bellevue, Washington 98004



20060719001980

CHICAGO TITLE AMDCN 36.00
PAGE 001 OF 005
07/19/2006 15:07
KING COUNTY, WA

DOCUMENT TITLE	First Amendment to Declaration for Sundance Park, a Condominium
REFERENCE NO. OF DOCUMENTS ASSIGNED/RELEASED	200605110002248
GRANTOR	SSH LLC
GRANTEE	King County
LEGAL DESCRIPTION	Lot 1, Neighborhood B, Binding Site Plan recorded in Vol. 211 of Condos, Pgs. 041 - 044; Recording No. 20051116002312
ASSESSOR'S PARCEL NO.	868227-0010-0020

**FIRST AMENDMENT TO THE DECLARATION
FOR SUNDANCE PARK, A CONDOMINIUM**

SSH LLC, Declarant herein, hereby amends the Declaration for Sundance Park, a Condominium, recorded under King County Recording Number 200605110002248 (the "Declaration").

Declarant hereby amends the Declaration as follows:

1. Pursuant to Sections 20, 21.1.4 and 22.8.1 of the Declaration, Phase 2 is hereby added to the Condominium. Phase 2 contains twenty-four (24) Units all constructed on the Land described on Exhibit A-3 attached to the Declaration, which Land is a portion of all of the Land constituting the Condominium, which is set forth on Exhibit A-1 to the Declaration.

2. Exhibit B attached to the Declaration is hereby stricken and the First Amended Exhibit B attached hereto is hereby substituted in its place.

3. Simultaneously with the recording of this First Amendment to the Declaration, the undersigned is recording the Survey Map and Plans for Sundance Park, a Condominium, Phase 2, under King County Recording No. _____.

DEPARTMENT OF ASSESSMENTS

Examined and approved this

19th day of JULY 2006

SCOTT NOBLE

Assessor

[Signature]
Deputy Assessor

FILED BY CHICAGO TITLE INSURANCE CO.

REF.# W.D6-7096-18

4. Except for the matters stated in this First Amendment, all of the provisions contained in the Declaration for Sundance Park, a Condominium remain in full force and effect. This Amendment shall be effective upon recording.

Dated this 17th day of July, 2006.

DECLARANT:

SSHI LLC, a Delaware limited liability company

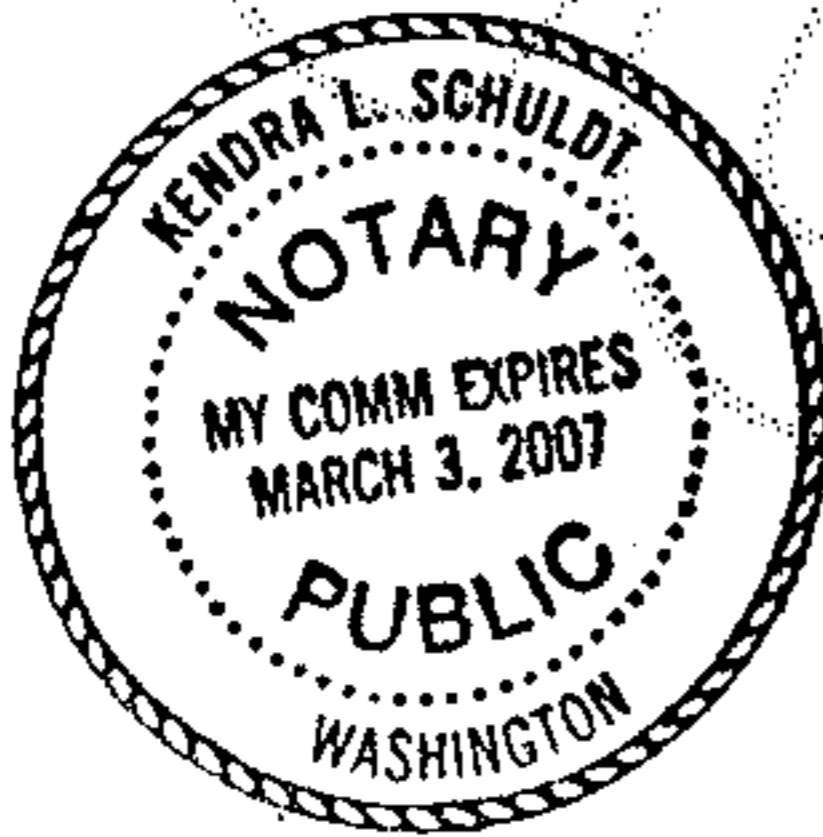
By J. Matthew Farris
J. Matthew Farris, President

Order: TFKGHN3D
Address: 23869 NE 112th Cir
Order Date: 07-21-2020
Document not for resale
HomeWiseDocs

STATE OF WASHINGTON)
COUNTY OF KING) ss.

THIS IS TO CERTIFY that on this 17th day of July, 2006, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, came J. Matthew Farris, personally known or having presented satisfactory evidence that he is the President of SSHI LLC, a Delaware limited liability company, and that he is authorized to act on behalf of said limited liability company and he executed the foregoing instrument and acknowledged said instrument to be the free and voluntary act of said limited liability company for the uses and purposes stated therein, and on oath stated he is authorized to execute the said instrument on behalf of said limited liability company.

SUBSCRIBED AND SWORN to before me this 17th day of July, 2006.



Kendra Schuldt
Printed Name: Kendra Schuldt
Notary Public in and for the State of Washington,
residing at: Lake Stevens
Expiration Date: March 3, 2007

**FIRST AMENDED EXHIBIT B TO
DECLARATION FOR
SUNDANCE PARK, A CONDOMINIUM**

Unit	Floor Plan	Level(s) on which Unit is located	No. of Bedrooms	No. of Bathrooms	No. of Garage Parking Spaces	Approx. Area in sq. ft. (See Note 1)	Percentage interest in common elements (see Note 5)
1	Maple (L)	1, 2	3	2 1/2	2	2,059	2.6%
2	Spruce	1, 2	3	2 1/2	2	2,136	2.6%
3	Maple (R)	1, 2	3	2 1/2	2	2,108	2.6%
4	Fern	1	2	2	2	1,623	1.7%
5	Azalea	1	2	2	2	1,611	1.7%
6	Maple (L)	1, 2	3	2 1/2	2	2,059	2.6%
7	Spruce	1, 2	3	2 1/2	2	2,136	2.6%
8	Maple (R)	1, 2	3	2 1/2	2	2,108	2.6%
9	Fern	1	2	2	2	1,623	1.7%
10	Azalea	1	2	2	2	1,611	1.7%
11	Maple (L)	1, 2	3	2 1/2	2	2,059	2.6%
12	Spruce	1, 2	3	2 1/2	2	2,136	2.6%
13	Maple (R)	1, 2	3	2 1/2	2	2,108	2.6%
14	Fern	1	2	2	2	1,623	1.7%
15	Azalea	1	2	2	2	1,611	1.7%
16	Maple (L)	1, 2	3	2 1/2	2	2,059	2.6%
17	Spruce	1, 2	3	2 1/2	2	2,136	2.6%
18	Maple (R)	1, 2	3	2 1/2	2	2,108	2.6%
19	Fern	1	2	2	2	1,623	1.7%
20	Azalea	1	2	2	2	1,611	1.7%
21	Juniper	1	2	2	1	1,504	1.8%
22	Maple (L)	1, 2	3	2 1/2	2	2,059	2.6%
23	Spruce	1, 2	3	2 1/2	2	2,136	2.6%
24	Maple (R)	1, 2	3	2 1/2	2	2,108	2.6%

Order: TRKGHN3D
Address: 23869 NE 112th Cir
Order Date: 07-21-2020
Document not for resale
HomeViseDocs

**FIRST AMENDED EXHIBIT B TO
DECLARATION FOR
SUNDANCE PARK, A CONDOMINIUM**
(continued)

Unit	Floor Plan	Level(s) on which Unit is located	No. of Bedrooms	No. of Bathrooms	No. of Garage Parking Spaces	Approx. Area in sq. ft (See Note 1)	Percentage interest in common elements (see Note 5)
25	Fern	1	2	2	2	1,623	1.7%
26	Azalea	1	2	2	2	1,611	1.7%
27	Maple (L)	1, 2	3	2 1/2	2	2,059	2.6%
28	Spruce	1, 2	3	2 1/2	2	2,136	2.6%
29	Maple (R)	1, 2	3	2 1/2	2	2,108	2.6%
30	Fern	1	2	2	2	1,623	1.7%
31	Azalea	1	2	2	2	1,611	1.7%
32	Maple (L)	1, 2	3	2 1/2	2	2,059	2.6%
33	Spruce	1, 2	3	2 1/2	2	2,136	2.6%
34	Maple (R)	1, 2	3	2 1/2	2	2,108	2.6%
35	Fern	1	2	2	2	1,623	1.7%
36	Azalea	1	2	2	2	1,611	1.7%
37	Fern	1	2	2	2	1,623	1.7%
38	Azalea	1	2	2	2	1,611	1.7%
39	Azalea	1	2	2	2	1,611	1.7%
40	Fern	1	2	2	2	1,623	1.7%
41	Azalea	1	2	2	2	1,611	1.7%
42	Fern	1	2	2	2	1,623	1.7%
43	Azalea	1	2	2	2	1,611	1.7%
44	Fern	1	2	2	2	1,623	1.7%
43	Azalea	1	2	2	2	1,611	1.7%
44	Fern	1	2	2	2	1,623	1.7%

Order: 71KGNL
Address: 23869 NE 112th Cir
Order Date: 07-27-2020
Document not for sale
HomeViseDocs

**FIRST AMENDED EXHIBIT B TO
DECLARATION FOR
SUNDANCE PARK, A CONDOMINIUM**
(continued)

Unit	Floor Plan	Level(s) on which Unit is located	No. of Bedrooms	No. of Bathrooms	No. of Garage Parking Spaces	Approx. Area in sq. ft (See Note 1)	Percentage interest in common elements (see Note 5)
45	Azalea	1	2	2	2	1,611	1.7%
46	Fern	1	2	2	2	1,623	1.7%
47	Azalea	1	2	2	2	1,611	1.7%
48	Fern	1	2	2	2	1,623	1.7%

Note 1: All area measurements are in square feet, are based upon preliminary construction specifications, and are approximate. Due to normal variability in the construction process, the location of as-built improvements may vary from the preliminary specifications by a small amount, which may cause the actual areas of a Unit to be slightly different than those shown on this **Exhibit B**. As-built measurements (i.e., measurements of the improvements in their current locations) may be found on the Survey Map and Plans.

Note 2: All Units have gas forced air heat.

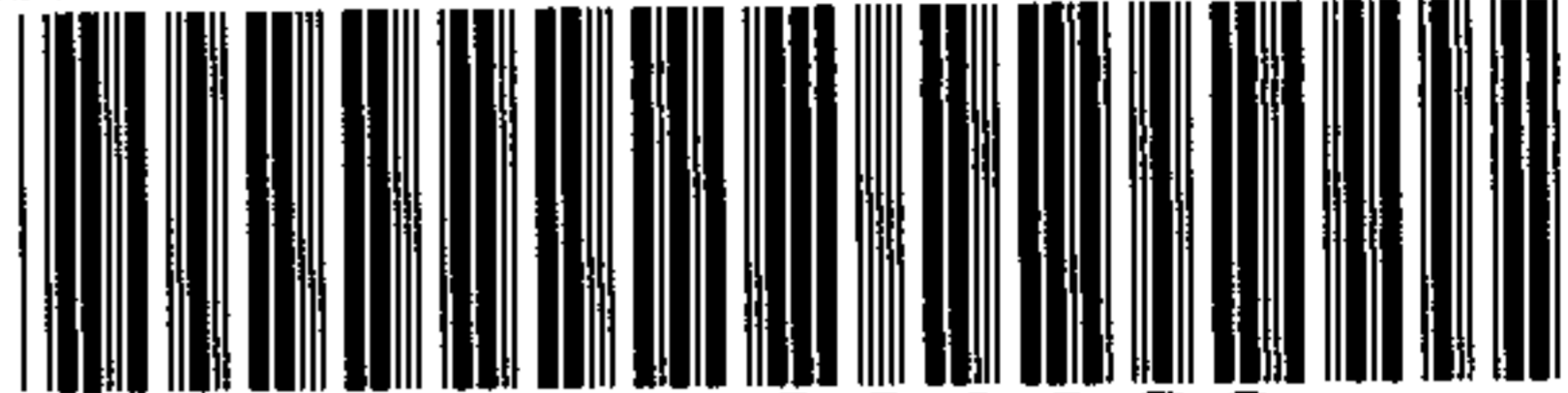
Note 3: All Units have one (1) built-in fireplace.

Note 4: There are eight (8) uncovered guest parking spaces. The total number of parking spaces in the Condominium, including both the covered parking spaces within each unit and the uncovered guest parking spaces, is one hundred three (103).

Note 5: Formula for Percentage of Undivided Interest in Common Elements is the quotient of the number of bedrooms in each Unit divided by the total number of bedrooms in all Units in Sundance Park, a Condominium, multiplied by one hundred ((no. of bedrooms in unit/total no. of bedrooms in condominium) x 100). Percentages may be rounded or adjusted so that the total Percentage of Undivided Interest equals 100.00%.

After recording return to:

Joshua Rosenstein
HANSON BAKER LUDLOW DRUMHELLER P.S.
2229 - 112th Avenue NE, Suite 200
Bellevue, Washington 98004



20070423001029

FIRST AMERICAN AMND 36.00
PAGE 001 OF 003
04/23/2007 12:23
KING COUNTY, WA

DOCUMENT TITLE	Second Amendment to Declaration for Sundance Park, a Condominium
REFERENCE NO. OF DOCUMENTS ASSIGNED/RELEASED	200605110002248; 20060719001980
GRANTOR	SSHI LLC
GRANTEE	King County
LEGAL DESCRIPTION	Lot 1, Neighborhood B, Binding Site Plan recorded in Vol. 211 of Condos, Pgs. 041 - 044, Recording No. 20051116002312
ASSESSOR'S PARCEL NO.	868227-0010-0020

SECOND AMENDMENT TO THE DECLARATION FOR SUNDANCE PARK, A CONDOMINIUM

SSHI LLC, Declarant herein, hereby amends the Declaration for Sundance Park, a Condominium, recorded under King County Recording Number 200605110002248, as amended by the First Amendment to the Declaration for Sundance Park, a Condominium, recorded under King County Recording Number 20060719001980 (collectively, the "Declaration").

Acting pursuant to Section 22.8.3 of the Declaration, in order to correct or revise the descriptions of the Units to reflect typographical, clerical or other errors in the Declaration which are not of a material nature, Declarant hereby amends the Declaration as follows:

1. The First Amended Exhibit B attached to the Declaration is hereby stricken and the Second Amended Exhibit B attached hereto is hereby substituted in its place.

2. Except for the matters stated in this Second Amendment, all of the provisions contained in the Declaration for Sundance Park, a Condominium remain in full force and effect. This Amendment shall be effective upon recording.

[Signature page follows.]

DEPARTMENT OF ASSESSMENTS
Examined and approved this

23rd day of Apr 07
[Signature]
Assessor

[Signature]
Deputy Assessor

Page 1 of 5

W:\WPDOCS\24013\011\JIR3402.DOC
3/22/2007

Second Amendment to
Declaration for Sundance Park, a Condominium

Dated this 3rd day of APRIL, 2007.

DECLARANT:

SSHI LLC, a Delaware limited liability company

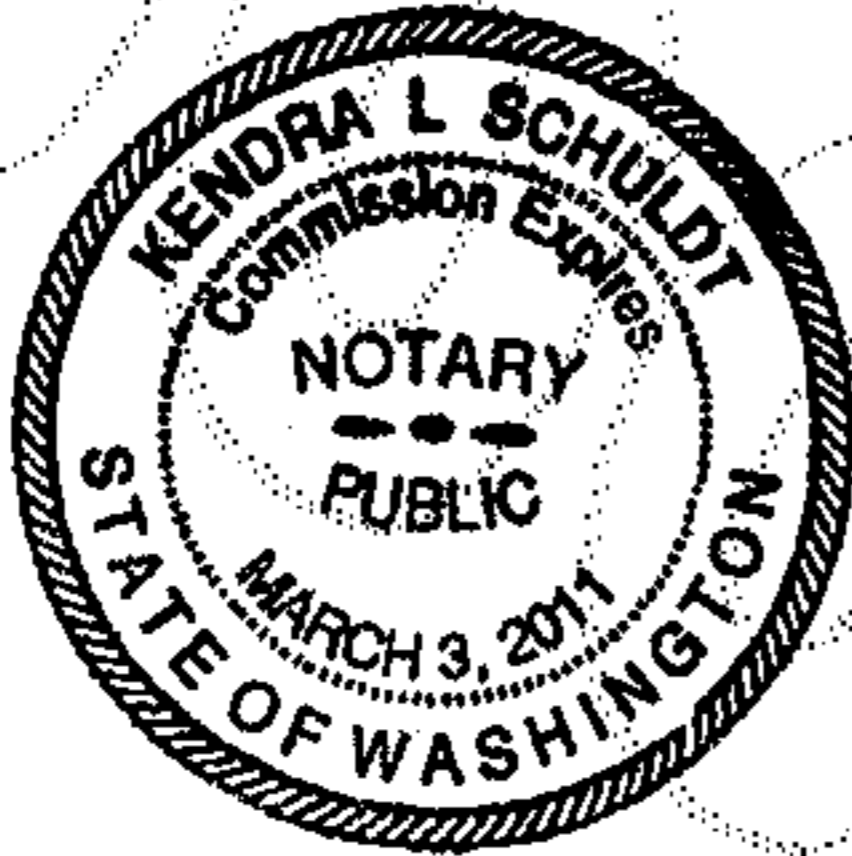
By J. Matthew Farris
J. Matthew Farris, President

Order: TFKGHNL3D
Address: 23869 NE 112th Cir
Order Date: 07-21-2007
HomeWiseDocs

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

THIS IS TO CERTIFY that on this 3rd day of April, 2007, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, came J. Matthew Farris, personally known or having presented satisfactory evidence that he is the President of SSHI LLC, a Delaware limited liability company, and that he is authorized to act on behalf of said limited liability company and he executed the foregoing instrument and acknowledged said instrument to be the free and voluntary act of said limited liability company for the uses and purposes stated therein, and on oath stated he is authorized to execute the said instrument on behalf of said limited liability company.

SUBSCRIBED AND SWORN to before me this 3rd day of April, 2007.



Kendra Schudt
Printed Name: Kendra Schudt
Notary Public in and for the State of Washington,
residing at Lake Stevens
Expiration Date: March 3, 2011

**SECOND AMENDED EXHIBIT B TO
DECLARATION FOR
SUNDANCE PARK, A CONDOMINIUM**

Order: TFKGH13D
Address: 23809 NE 112th Cir
Order Date: 07/21/2020
Document not for resale
HomeWiseDocs

Unit	Floor Plan	Level(s) on which Unit is located	No. of Bedrooms	No. of Bathrooms	No. of Garage Parking Spaces	Approx. Area in sq. ft (See Note 1)	Percentage interest in common elements (see Note 5)
1	Maple (L)	1, 2	3	2 1/2	2	2,059	2.56%
2	Spruce	1, 2	3	2 1/2	2	2,136	2.56%
3	Maple (R)	1, 2	3	2 1/2	2	2,108	2.56%
4	Fern	1	2	2	2	1,623	1.71%
5	Azalea	1	2	2	2	1,611	1.71%
6	Maple (L)	1, 2	3	2 1/2	2	2,059	2.56%
7	Spruce	1, 2	3	2 1/2	2	2,136	2.56%
8	Maple (R)	1, 2	3	2 1/2	2	2,108	2.56%
9	Fern	1	2	2	2	1,623	1.71%
10	Azalea	1	2	2	2	1,611	1.71%
11	Maple (L)	1, 2	3	2 1/2	2	2,059	2.56%
12	Spruce	1, 2	3	2 1/2	2	2,136	2.56%
13	Maple (R)	1, 2	3	2 1/2	2	2,108	2.56%
14	Fern	1	2	2	2	1,623	1.71%
15	Azalea	1	2	2	2	1,611	1.71%
16	Maple (L)	1, 2	3	2 1/2	2	2,059	2.56%
17	Spruce	1, 2	3	2 1/2	2	2,136	2.56%
18	Maple (R)	1, 2	3	2 1/2	2	2,108	2.56%
19	Fern	1	2	2	2	1,623	1.71%
20	Azalea	1	2	2	2	1,611	1.71%
21	Juniper	1	2	2	1	1,504	1.78%
22	Maple (L)	1, 2	3	2 1/2	2	2,059	2.56%
23	Spruce	1, 2	3	2 1/2	2	2,136	2.56%
24	Maple (R)	1, 2	3	2 1/2	2	2,108	2.56%

**SECOND AMENDED EXHIBIT B TO
DECLARATION FOR
SUNDANCE PARK, A CONDOMINIUM**
(continued)

Order: TFKGHIL3D
Address: 23869 NE 112th Cir
Order Date: 07/21/2020
Document not for resale
HomeWiseDocs

Unit	Floor Plan	Level(s) on which Unit is located	No. of Bedrooms	No. of Bathrooms	No. of Garage Parking Spaces	Approx. Area in sq. ft (See Note 1)	Percentage interest in common elements (see Note 5)
25	Fern	1	2	2	2	1,623	1.71%
26	Azalea	1	2	2	2	1,611	1.71%
27	Maple (L)	1, 2	3	2 ½	2	2,059	2.56%
28	Spruce	1, 2	3	2 ½	2	2,136	2.56%
29	Maple (R)	1, 2	3	2 ½	2	2,108	2.56%
30	Fern	1	2	2	2	1,623	1.71%
31	Azalea	1	2	2	2	1,611	1.71%
32	Maple (L)	1, 2	3	2 ½	2	2,059	2.56%
33	Spruce	1, 2	3	2 ½	2	2,136	2.56%
34	Maple (R)	1, 2	3	2 ½	2	2,108	2.56%
35	Fern	1	2	2	2	1,623	1.71%
36	Azalea	1	2	2	2	1,611	1.71%
37	Fern	1	2	2	2	1,623	1.71%
38	Azalea	1	2	2	2	1,611	1.71%
39	Azalea	1	2	2	2	1,611	1.71%
40	Fern	1	2	2	2	1,623	1.71%
41	Azalea	1	2	2	2	1,611	1.71%
42	Fern	1	2	2	2	1,623	1.71%
43	Azalea	1	2	2	2	1,611	1.71%
44	Fern	1	2	2	2	1,623	1.71%

**SECOND AMENDED EXHIBIT B TO
DECLARATION FOR
SUNDANCE PARK, A CONDOMINIUM**
(continued)

Unit	Floor Plan	Level(s) on which Unit is located	No. of Bedrooms	No. of Bathrooms	No. of Garage Parking Spaces	Approx. Area in sq. ft (See Note 1)	Percentage interest in common elements (see Note 5)
45	Azalea	1	2	2	2	1,611	1.71%
46	Fern	1	2	2	2	1,623	1.71%
47	Azalea	1	2	2	2	1,611	1.71%
48	Fern	1	2	2	2	1,623	1.71%

Order: TFKGHML3D
Address: 23809 NE 112th Cir
Order Date: 07-21-2020
Document not for resale
HomeWiseDocs

Note 1: All area measurements are in square feet, are based upon preliminary construction specifications, and are approximate. Due to normal variability in the construction process, the location of as-built improvements may vary from the preliminary specifications by a small amount, which may cause the actual areas of a Unit to be slightly different than those shown on this Exhibit B. As-built measurements (i.e., measurements of the improvements in their current locations) may be found on the Survey Map and Plans.

Note 2: All Units have gas forced air heat.

Note 3: All Units have one (1) built-in fireplace.

Note 4: There are eight (8) uncovered guest parking spaces. The total number of parking spaces in the Condominium, including both the covered parking spaces within each unit and the uncovered guest parking spaces, is one hundred three (103).

Note 5: Formula for Percentage of Undivided Interest in Common Elements is the quotient of the number of bedrooms in each Unit divided by the total number of bedrooms in all Units in Sundance Park, a Condominium, multiplied by one hundred ((no. of bedrooms in unit/total no. of bedrooms in condominium) x 100). Percentages may be rounded or adjusted so that the total Percentage of Undivided Interest equals 100.00%.

AFTER RECORDING RETURN TO:

Leahy.ps

25 Central Way, Suite 310

Kirkland, WA 98033



20080925000951

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PAGE 001 OF 009
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KING COUNTY, WA

**THIRD AMENDMENT TO
CONDOMINIUM DECLARATION FOR
SUNDANCE PARK, A CONDOMINIUM**

Grantor: SUNDANCE PARK CONDOMINIUM ASSOCIATION, a Washington
non-profit corporation

Grantee: SUNDANCE PARK, A CONDOMINIUM
Additional names on pg. N/A

Abrv'd Legal: CONDOMINIUM CREATED UNDER CONDOMINIUM
DECLARATION RECORDED UNDER KING COUNTY AUDITOR'S
NO. 20060511002248.
Official Legal description Same

Assessor's Tax Parcel IDs #: 8093300 (Master Number)

Reference # (if applicable): 20060511002248

DEPARTMENT OF ASSESSMENTS

Examined and approved this 25th day of

September, 2008

Snoble

Assessor

nuward

Deputy Assessor

**THIRD AMENDMENT TO
CONDOMINIUM DECLARATION FOR
SUNDANCE PARK, A CONDOMINIUM**

The Declarant of Sundance Park, A Condominium ("Sundance Park" or the "Condominium"), created the Condominium through recording a Condominium Declaration (the "Declaration") filed under King County Recording No. 20060511002248 and the Survey Map and Plans (the "Maps and Plans") filed under King County Recording No. 20060511002247. The Maps and Plans have been amended one (1) time bearing the recording number 20060719001979. The Declaration has been amended two (2) times bearing the recording numbers 20060719001980 and 20070423001029. This is the third amendment to the Declaration.

To satisfy requirements of Declaration Article 22;

1. A majority of the Board of Directors (the "Board" or the "Directors") of the Sundance Park Condominium Association (the "Association") voted to submit this Third Amendment to Declaration (the "Amendment") to the Owners for their approval;
2. All Owners were duly notified of this proposed Amendment and were given a copy of it before the Owners approved it;
3. Not less than sixty-seven percent (67%) of the Owners have approved the Amendment by consenting to it in writing; and
4. After not less than thirty (30) days' notice to all Eligible Mortgagees, in the manner provided in Article 22, not less than fifty-one percent (51%) of the Eligible Mortgagees have expressly or impliedly consented to this Amendment to Declaration.

NOW, THEREFORE, the Vice President of the Association certifies the Declaration to have been amended in the following particulars:

A. Section 1 of the Declaration is hereby amended to add the following new defined terms:

1.33 "Governing Documents" means the Declaration, the Articles of Incorporation, the Bylaws, all properly adopted rules, policies and resolutions, and all future amendments to any of these documents.

1.34 "Occupant" means anyone who (1) occupies a Unit as a permanent residence or who (2) stays overnight in any Unit more than fourteen (14) days in any calendar month or more than sixty (60) days in any calendar year.

1.35 “Related Party” means a person is related to the Unit Owner by blood, marriage or lawful adoption. “Related Party” includes the spouse, parent, parent-in-law, sibling, sibling-in-law, parent’s sibling, and lineal descendant of the Unit Owner.

1.36 “Renting or Leasing” a Unit means (1) granting a right to use or occupy a Unit in exchange for receiving money or other goods or services of value and (2) allowing sole occupancy of a Unit, regardless of whether money or other goods or services of value are received in exchange. Co-ownership of a Unit is not Leasing. Co-habitation of a Unit with its Owner is not Leasing unless the Owner has granted the co-habitant Occupant a right to use or occupy the Unit in exchange for receiving money or other goods or services of value. Allowing a Related Party to occupy a Unit is not Leasing. “Lease” and “Rent”, when used as verbs, are synonymous.

1.37 “Tenant” means a person who is Leasing a Unit. Synonyms for “Tenant” include “Renter” and “Lessee.”

1.38 “[T]he uses to which any Unit is restricted,” as the phrase is used in Section 22.4 of the Declaration, means a restriction based on a land use classification of residential or non-residential, (such as those restrictions described in Sections 216(1)(e), 264(1), 268(1), 348(1), 352(8), 400(1), and 400(2) of the Washington Condominium Act).

B. Article 4, Section 4.4, of the Declaration is hereby deleted, and the following new provisions are added in its place.

4.4 Rental Units

The Leasing or Renting of a Unit by its Owner shall be governed by the provisions of this Section 4.4.

4.4.1 No Transient Purposes. With the exception of a lender in possession of a Unit following a default in a Mortgage, a Foreclosure proceeding or any deed or other arrangement in lieu of a Foreclosure, no Unit Owner shall be permitted to Lease his Unit for hotel or transient purposes which shall be defined as Leasing for any period less than thirty (30) days. A Lease shall have a minimum initial term of six (6) months. Time sharing of Units is not allowed.

4.4.2 No Partial Leases. No Unit Owner may Lease less than the entire Unit.

4.4.3 Written Leases. All Leases shall be in writing and be subject to the Governing Documents, such that a default by the Tenant in complying with the Governing Documents constitutes a default under the Lease.

4.4.4 Rent to Association. If a Unit is Leased by its Owner, and that Owner is more than thirty (30) days delinquent in payment of assessments or other costs to the Association, the Board may collect, and the Tenant shall pay over to the Board, so much of the rent for that Unit as is required to pay any amounts due the Association. The Tenant shall not have the right to question payment over to the Board. The Tenant is discharged from his obligation to pay a Unit Owner rent that the Tenant has paid over to the Board under this Section. The Association's receipt of rent under this Section shall not discharge the Unit Owner from liability for any balance remaining after application of amount received to the Unit Owner's account, nor shall it operate as an approval of the Lease. The Board may not exercise this power where a receiver has been appointed for the Unit or its Owner, or in derogation of any rights which a Mortgagee of the Unit may have to the rent.

4.4.5 Approval of Leases. Each Unit Owner desiring to rent his Unit shall submit for approval by the Board the Lease Agreement with the prospective Lessee. The Board shall approve such Lease Agreement provided that both the charge due the Association under Section 4.4.6.10 has been paid by the Unit Owner, and the Board determines that the Lease Agreement satisfies the requirements of this Article of the Declaration.

4.4.6 Limitations on Leasing.

4.4.6.1 Purpose. Amending the Declaration to create these limitations on Leasing is the result of a careful weighing of the pros and cons of limiting the Leasing of Units. These limitations derive from the conclusion that the long term best interests of the Condominium and of the Owners of the Units that comprise it lay in limiting Leasing so as to advance the purposes of preserving and enhancing the value of the Condominium and of the individual Units. That conclusion, in turn, was arrived at upon careful consideration of important underlying purposes and the relationship between Leasing and the achievement of those purposes. Factors which the Board and Owners weighed in the course of concluding that the Declaration should be amended to restrict Leasing include the following:

4.4.6.2 Attributes Of Value. Sundance Park, a Condominium, is a residential community featuring Units, which are separately owned, and Common Elements, which are owned in common. The value of individual Units, and of the Condominium, is a function of various internal and external factors, important among them the following:

1. The ability to sell a Unit depends, in part, upon the availability of buyer financing which, in turn, is influenced by the existence and extent of Leasing activity in the Condominium as a whole;
2. The sense of community which is fostered by a shared common purpose, including a shared perspective that the Condominium is the shared residence of Owners (and not just an "investment" they hold in common);

3. The ability to self-govern, through management by a Board comprised of Owner-volunteers, and through the availability of a larger pool of potential candidates to serve on the Board than would otherwise be available; and

4. The ability to reside harmoniously in such close proximity depends, in part, upon a shared understanding of, and commitment to, the duties and obligations arising from the Governing Documents.

4.4.6.3 Influence Of Leasing On Value. The widespread Leasing of Units is believed to conflict with the pursuit of achieving a stabilized community of owner-occupied dwelling Units. The widespread Leasing of Units, among other things, introduces occupancy of a more transient, less committed, nature which:

1. Contributes to a reluctance by lenders to make purchase money loans to potential buyers of Units in condominiums with a significant number of investor-owned Units;

2. Diminishes the sense of community which is fostered by a shared common purpose derived from the perception of shared ownership of a residence;

3. Diminishes the ability to self govern; and

4. Diminishes the self-regulatory benefits of a shared understanding of, and commitment to, the duties which the Governing Documents impose.

4.4.6.4 Restriction On Leasing. No Owner of a Unit acquired after the date of the recording of this Amendment to the Declaration (the "Effective Date") may Lease the Unit for one year after conveyance of the Unit to the Owner, unless the Owner has, prior to Leasing the Unit, requested and been granted a written Waiver of this restriction from the Board pursuant to Section 4.4.6.5 below. In addition, except as provided in Sections 4.4.6.5 through 4.4.6.7 below, no Owner of a Unit may Lease the Unit after the Effective Date if Leasing the Unit would result in more than four (4) Units in the Condominium being Leased at the same time. No Owner shall own multiple Units whose combined percentage of the Allocated Interests exceeds ten percent (10%) of the Condominium's total Units.

4.4.6.5 Authorization To Grant Waivers. The Board may grant waivers of this Section 4.4.6.4 Restriction On Leasing for up to one year at a time ("Waiver") where:

1. The Section 4.4.6.4 Restriction On Leasing results in a substantial hardship, not of the Owner's own making, such that a waiver is warranted in view of the Owner's particular circumstances; or

2. An Owner's particular circumstances result in the Owner's temporary absence from a Unit.

4.4.6.6 Exemption For Existing Rental Units. This Section 4.4.6.4 Restriction On Leasing shall not apply to the current Owner of any Unit that is being Leased on the Effective Date,

as reflected on the list of such Units attached to this Amendment as Exhibit A, so long as that Owner owns the Unit or until that Owner becomes an Occupant of the Unit.

4.4.6.7 Exemption For Mortgagee In Possession. A Mortgagee that acquires fee title to a Unit may Lease its Unit and shall, in so doing, comply with any rule adopted pursuant to Section 4.4.6.

4.4.6.8 Use Of Waiting List. If an Owner of a Unit that is not exempt from this Restriction On Leasing under Section 4.4.6.6 desires to Lease the Unit at a time when four (4) or more Units are being Leased, the Owner may place the Unit on a first-come, first-served waiting list to be used when fewer than four (4) Units are being Leased. An Owner who is Leasing the Owner's Residential Unit shall, upon a Tenant's surrender of occupancy of the Residential Unit at the end of the Lease, have up to sixty (60) days from the date occupancy was surrendered within which to commence a Lease of the Residential Unit to a different Tenant. (If the Owner does not intend to Lease the Residential Unit to a different Tenant, the Owner shall promptly notify the Board in writing that, as of a date specified in such notification, the Residential Unit will cease to be Leased.) If the Owner fails to Lease that Residential Unit to a Tenant within the sixty (60) day period, then the Owner's name shall be placed at the bottom of the waiting list. The Association shall then offer the Owner of the Residential Unit next in line on the waiting list sixty (60) days to Lease that Owner's Unit. If that Owner (1) waives its right to Lease at that time by written notice to the Board or (2) fails to Lease that Owner's Unit within the sixty (60) day period, then that Owner's name shall be placed at the bottom of the waiting list. This offer procedure shall then be repeated for the next Owner on the waiting list and shall be repeated until an Owner to whom the offer is extended Leases the Owner's Unit within the allowed sixty (60) day period.

4.4.6.9 Board Authorized To Regulate Leasing. Leasing of Units, to the extent permitted by Article 4, Section 4.2 of the Declaration, impacts the Association as described in Section 4.4.6.3. The Board is hereby authorized to adopt reasonable rules relating to and governing any and all aspects of the Leasing of Units, so as to (1) minimize or manage the impact that Leasing has upon the effective and efficient management of the Association and (2) carry out the purposes expressed in Section 4.4.6.3. Rules which the Board is hereby authorized to create and enforce include, without limitation, rules:

1. Defining the meaning(s) of terms contained in the Governing Documents relating to the Leasing of Units;
2. Requiring that Lessees be furnished with copies of the Association's Governing Documents; and
3. Requiring Tenant-screening, including, without limitation, establishing the nature of screening required, provided, however, that any such Tenant-screening rule shall (1) require that the Owner, and not the Association, shall be responsible for any required Tenant-screening and (2) provide that the Owner certify to the

Association that any required Tenant-screening has been performed, but the Owner shall not be required to submit the results of such screening to the Association.

4.4.6.10 Move-In Move-Out and Processing Fee. Because a Leased Unit experiences more frequent changes in occupancy than does an Owner-occupied Unit, the Board may set a reasonable fee to cover move-in and/or move-out damage to the Common Elements and facilities and to cover Leasing related administrative costs. The Owner of the Leased Unit shall pay the Association such fee prior to the Tenant's move-in.

4.4.6.11 Liability for Damages and Misconduct. An Owner is responsible for the conduct of its Tenant, Occupant, Related Party, guest, invitee and pet. An Owner is liable to the Association for damage and expenses the Association incurs as the result of misconduct by the Owner, Tenant, Occupant, Related Party, family, guest, invitee or pet. The charges for repair or replacement of any damage to the Condominium, the Common Elements, the Limited Common Elements or any Unit in excess of actual insurance proceeds received by, or to be paid to, the Association under the Association's policies of insurance and the expenses the Association incurs as the result of any such misconduct shall (1) be specially assessed to the Unit, (2) be a lien upon the Unit, and (3) be a personal obligation of the Unit Owner and of the Tenant or Occupant who engaged in the misconduct.

4.4.6.12 Enforcement Against Tenants.

4.4.6.12.1 A Tenant or Non-Owner Occupant who, after Notice and an Opportunity to be Heard by the Board, is determined to have violated the Governing Documents on two or more occasions may be evicted. "Notice and an Opportunity to be Heard by the Board," as here used, means that the following procedure shall be observed: (i) The Board shall give written notice of the proposed action to all substantially affected Owners, Tenants or Occupants; (ii) The notice shall state the proposed action and the date, time and place of the hearing, which date shall be not less than five days from the date notice is delivered to the person against whom action is proposed; (iii) At the hearing, the affected person shall have the right to give testimony orally, in writing, or both, and otherwise present evidence, subject to reasonable rules of procedure established by the Board to assure a prompt and orderly resolution of the issues. Such evidence shall be considered in making the decision but need not be considered conclusive in nature; and (iv) The affected person shall be notified of the decision in the same manner in which notice of the meeting was given.

4.4.6.12.2 When the Board has made a determination as described in Section 4.4.6.12.1 above, the Board shall notify the Tenant or Non-Owner Occupant, and the Owner, of the determination and demand that the violations described in the determination be remedied within ten days. If the second or subsequent violation has not been remedied within the ten (10) days, the Owner shall immediately commence eviction proceedings.

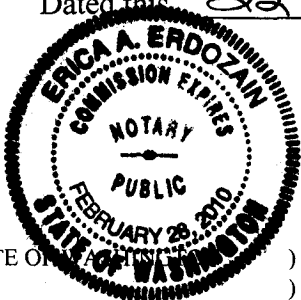
4.4.6.12.3 If evicting a Tenant, the Owner shall do so through diligent prosecution of an unlawful detainer action. If evicting a Non-Owner Occupant, the Owner shall give notice terminating the tenancy-at-will and give the Non-Owner Occupant thirty (30) days to permanently vacate the Unit, after which time any entry by the Non-Owner Occupant into the Unit or on to the Property shall be a trespass.

4.4.6.12.4 If the Owner fails to commence eviction proceedings within ten (10) days of becoming obligated by this Article to evict, then the Board shall have the right, but not the duty, to evict the Tenant or Non-Owner Occupant as the Owner's attorney-in-fact. All Owners hereby irrevocably appoint the Association as their attorney-in-fact for purposes of performing evictions described in this Article.

4.4.6.12.5 Eviction by the Board shall be at the Owner's expense, including all attorney's fees actually incurred. The costs of the action, including attorney's fees, shall be a personal obligation of the Owner and of the Tenant or Non-Owner Occupant and shall also be an Assessment secured by a lien on the Unit.

C. This Amendment to the Declaration shall take effect upon recording. The terms of this Amendment 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 22 day of September, 2008.



SUNDANCE PARK CONDOMINIUM ASSOCIATION

By: Patricia McColly
Vice President

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this 22nd day of September, 2008, personally appeared before me Patricia McColly who furnished satisfactory evidence that he/she is the Vice President of the Sundance Park Condominium Association, the non-profit corporation that executed the instrument above, and who acknowledged it to be the free and voluntary act of the Association for the uses and purposes mentioned within it, and who on oath stated that he/she was authorized to execute the instrument.

Dated Sept 22, 2008.

Erica Erdozain
Notary Public in and for the State of Washington.
My Appointment Expires 2/28/10
Print/type name Erica Erdozain

After recording please return to:

Casey & Skoglund, PLLC
114 West McGraw Street.
Seattle, WA 98119

CONFORMED COPY

20091203000281

CASEY SKOGLUND AMDCN
PAGE-001 OF 003
12/03/2009 11:28

66.00

**FOURTH AMENDMENT TO DECLARATION FOR SUNDANCE PARK, A
CONDOMINIUM**

Reference No. of Related Document: 20060511002248

Grantor: Sundance Park Condominium Owners Association

Grantee: Sundance Park, A Condominium

Legal Description: Lot 1, Neighborhood B, Binding Site Plan recorded in Vol. 211 of
Condos, Pgs. 041 – 044, Recording No. 20051116002312

Assessor's Parcel No.: 868227-0010-0020

Whereas a certain DECLARATION FOR SUNDANCE PARK, A CONDOMINIUM (hereinafter "Declaration") was recorded on May 5, 2005 under the records of King County, Washington, Recording No. 200605110002248, and, whereas under the provisions of Section 22 the Declaration may be may be amended, and where the Declaration was amended three times previously under Recording Nos. 20060719001980, 20070423001028, and 20080925000951, the Sundance Park Condominium Owners Association records this fourth amendment to the Declaration.

NOW, THEREFORE, the undersigned does hereby certify that the requirements under Section 22 of the Declaration, including (1) approval of the proposed amendments and submittal to the Owners by a majority of the Board of Directors; (2) proper notice to Owners was given; (3) sixty-seven percent (67%) approval in writing by the Owners of the proposed amendments; and (4) notice to all eligible mortgagees in accordance with Section 22 of the Declaration, and not less than fifty-one percent (51%) of Eligible Mortgagees either expressly or impliedly consented to the amendment, were met, and based on the above, the Declaration is amended as follows:

DEPARTMENT OF ASSESSMENTS

Examined and approved this 2nd day of Dec 2009

A. Nava
Assessor

L. W. W. W.
Deputy Assessor

Order: 20091203000281

Address: 23869 NE 112th Cir

Order Date: 07-21-2020

Document not for resale

HomeWiseDocs

COPY

A. Section 12.4 is amended to add the following underline language:

12.4 Special Policy Requirements

12.4.4. If at the time of a loss under the policy, there is other insurance in the name of a Unit Owner covering the same risk covered by the policy, the Association's policy provides primary insurance. Each Unit Owner shall, however, be responsible for damage, casualty, or loss within the Unit up to the amount of the deductible under the Association's policy.

In cases where damage, casualty, or loss affects more than one Unit or a Unit and the common elements, the responsibility to pay the cost of repair for any uninsured damage shall be pro-rated between the affected parties, including the Association, in proportion to the relative amounts of damage to the Unit(s) and common elements.

B. Section 12.5 is amended to add the following underline language, and the second sentence, which is stricken through, is deleted:

12.5 Unit Owner's Additional Insurance.

Each Unit Owner shall, at their expense, obtain additional or supplemental insurance on such Unit Owner's Home, structures, equipment, and improvements in their Unit as contemplated by the Act. Each Unit Owner may, in addition, at his own expense, obtain additional insurance covering his unit. No Unit Owner, however, shall be entitled to maintain insurance coverage in any manner which would decrease the amount which the Board, or any trustee for the Board, on behalf of all Unit Owners, would otherwise realize under any insurance policy which the Board may have in force at any particular time. Each Unit Owner shall notify the Board of all improvements made by the Unit Owner to his unit, if the value thereof is in excess of One Thousand Dollars (\$1,000). Any Unit Owner who obtains individual insurance policies covering any portion of Sundance Park, a Condominium, other than personal property belonging to such Unit Owner, shall file a copy of such individual policy or policies with the Board within thirty (30) days after purchase of such insurance, and the Board may review its effect with the Association's insurance consultants. Each Unit Owner must also submit to the Board of Directors a form consenting to the requirements of Sections 12.4.4 and 12.5. Whether or not a Unit Owner obtains the insurance described above with respect to their Unit, in the event of damage, casualty, or loss affecting the Unit, the Unit Owner shall be responsible for the deductible under the Association's policy as a result of thereof.

This amendment is effective immediately on recording. The terms of this amendment shall control over and amend any inconsistent provision of the Declaration or Bylaws for Sundance Park, A Condominium. Except as hereby amended, the terms of the Declaration shall remain in full force and effect.

DATED this 5 day of NOVEMBER, 2009.

By: Mike Nichols

President, Sundance Park Condominium Owners Association

(STATE OF WASHINGTON)

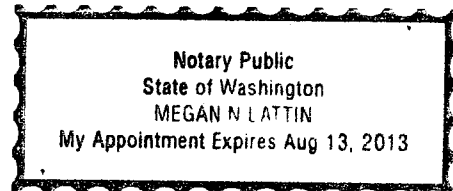
(COUNTY OF KING)

I certify that I know or have satisfactory evidence that is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the President of Sundance Park Condominiums Owners Association to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 11-5-09

Signature: Megan N Lattin

Print Name: Megan N Lattin



NOTARY PUBLIC in and for the State of Washington, residing at Redmond, WA

My commission expires: 8-13-13

EXHIBIT "A"

The following Units were being Leased as of the Effective Date of this Amendment:

Unit # 1

Unit #26

Unit #29

Unit #39

After recording please return to:

Casey & Skoglund, PLLC
114 West McGraw Street.
Seattle, WA 98119

CONFORMED COPY

20100519000793

CASEY SKOGLUND AMDCN 69.00
PAGE-001 OF 008
05/19/2010 14:11

**FIFTH AMENDMENT TO DECLARATION FOR
SUNDANCE PARK, A CONDOMINIUM**

Reference No. of Related Document: 20060511002248

Grantor: Sundance Park Condominium Owners Association

Grantee: Sundance Park, A Condominium

Legal Description: Lot 1, Neighborhood B, Binding Site Plan recorded in Vol. 211 of
Condos, Pgs. 041 -- 044, Recording No. 20051116002312

Assessor's Parcel No.: 868227-0010-0020

Whereas a certain DECLARATION FOR SUNDANCE PARK, A CONDOMINIUM (hereinafter "Declaration") was recorded on May 5, 2005 under the records of King County, Washington, Recording No. 200605110002248, and, whereas under the provisions of Section 22 of the Declaration may be may be amended, and where the Declaration was amended four times previously under Recording Nos. 20060719001980, 20070423001028, 20080925000951, and 20091203000281, the Sundance Park Condominium Owners Association records this fifth amendment to the Declaration.

NOW, THEREFORE, the undersigned does hereby certify that the requirements under Section 22 of the Declaration, including (1) approval of the proposed amendments and submittal to the Owners by a majority of the Board of Directors; (2) proper notice to Owners was given; (3) sixty-seven percent (67%) approval in writing by the Owners of the proposed amendments; and (4) notice to all eligible mortgagees in accordance with Section 22 of the Declaration, and not less than fifty-one percent (51%) of Eligible Mortgagees either expressly or impliedly consented to the amendment, were met, and based on the above, the Declaration is amended as follows:

DEPARTMENT OF ASSESSMENTS

Examined and approved this 17th day of May 2010

[Signature]
Assessor

[Signature]
Deputy Assessor

Order: TFKGHNL3D
Address: 23869 NE 112th Cir
Order Date: 07-21-2020
Document not for resale
HomeWiseDocs

COPY

A. Under Article 8 of Declaration, Section 8.3, including subsections 8.3.1, 8.3.2, 8.3.3, and 8.3.4, is hereby deleted in its entirety:

Section 8 – Association Litigation:

8.3 – Conditions for Participation in Legal Proceedings–

8.3.1:–

~~The Board, in conjunction with its legal counsel, shall compile a detailed written summary (“Litigation Summary”) concerning the substance of the proceeding, including (i) the nature of the action and the relief sought on behalf of and/or against the Association; (ii) agreements with lawyers, experts and consultants; (iii) legal and factual basis of anticipated allegations on behalf of and against the Association; (iv) estimated amount to be sought on behalf of, and/or that could be sought from, the Association; (v) the expenses and fees that the Board anticipates will be incurred in prosecuting the Legal Proceedings, including but not limited to estimated fees for attorneys, experts, witnesses, investigation and other costs of suits, and any third party costs of suit that the Association would pay if the Association does not prevail; (vi) reports and recommendations by any professionals or consultants retained by the Association and by any opposing party, if available; (vii) any written demands or settlement offers made by an opposing party; and (viii) any negative consequences that the Association, Condominium or Owners could suffer during such proceedings including required disclosures to prospective purchasers, impediments to Unit refinancing or diminishment of Unit value.~~

8.3.2:–

~~If the proceeding will involve a claim against the Declarant or other Construction professional concerning construction defects or other condition of the Condominium, the Litigation Summary shall also include a copy of the notice to the Construction Professional sent pursuant to Section 8.4 and any written response from the Declarant concerning such defects, including any offer to settle by performing remedial work, payment of cash or a combination of both.~~

8.3.3:–

~~The Board shall call a special meeting of the Unit Owners as provided in this Declaration and the Bylaws to authorize the Association to institute, defend, or intervene in Legal Proceedings. Written notice of the special meeting shall include a copy of the Litigation Summary, and notice of the Unit Owner’s right of access to the Books and Records of the Association as provided in Section 11.3. If the claim involves a construction defect or other condition of the Condominium or if the Declarant may be a party to the Legal Proceedings, written notice of the special meeting shall also be given to the Declarant at least ten (10) days prior to such meeting. The Declarant and its representatives shall be entitled to attend such meeting and participate on a non-voting basis.~~

///

8.3.4:—

~~The Unit Owners holding sixty-seven percent (67%) of the total Association voting power must authorize the Association to institute, defend, or intervene in Legal Proceedings.~~

B. Article 8.4 of the Declaration will be amended as follows:

8.4 Notice to Construction Professional

(1) The following language in subsection 8.4.2 will be deleted.

8.4.2:

If the Construction Professional disputes the claim or does not respond to the Board's notice of claim within the time stated in Section 8.4.1, ~~upon compliance with the other requirements of Section 8.3~~ the Board may bring a Construction Defect Action against the Construction Professional for the claim described in the notice of claim without further notice.

(2) Section 8.4.3 will be deleted in its entirety.

8.4.3:

~~If the Board rejects the inspection proposal or the settlement offer made by the Construction Professional pursuant to Section 8.4.1, the Board shall serve written notice of the Board's rejection on the Construction Professional. After service of the rejection and upon compliance with the other requirements of Section 8.3, the Board may bring a Construction Defect Action against the Construction Professional for the construction defect claim described in the notice of claim. If the Construction Professional has not received from the Board, within thirty (30) days after the Board's receipt of the Construction Professional's response, either an acceptance or rejection of the inspection proposal or settlement offer, then at anytime thereafter the Construction Professional may terminate the proposal or offer by serving written notice to the Board, and the Board may thereafter bring a Construction Defect Action against the Construction Professional for the construction defect claim described in the notice of claim.~~

(3) The following language in subsection 8.4.5 will be deleted.

8.4.5:

If the Construction Professional does not proceed further to remedy the construction defect within the agreed timetable, or if the Construction Professional fails to comply with the provisions of Section 8.4.4, ~~upon compliance with the other requirements of Section 8.3~~ the Board may bring a Construction Defect Action against the Construction Professional for the claim described in the notice of claim without further notice.

(4) The language in subsection 8.4.6 will be deleted as follows:

8.4.6:

If the Board rejects the offer made by the Construction Professional pursuant to Section

8.4.4 (a) or (b) to either remedy the construction defect or to compromise and settle the claim by monetary payment, ~~the Board shall serve written notice of the Board's rejection on the Construction Professional. After service of the rejection notice and upon compliance with the other requirements of Section 8.3, the Board may bring an action against the Construction Professional for the construction defect claim described in the notice of claim. If the Construction Professional has not received from the Board, within thirty (30) days after the Board's receipt of the Construction Professional's response, either an acceptance or rejection of the offer made pursuant to Section 8.4.4(a) or 8.4.4(b), then at anytime thereafter the Construction Professional may terminate the offer by serving written notice to the Board.~~

(5) Section 8.5 will be deleted in its entirety.

~~8.5 Effect of Failure to Provide Notice~~

~~As provided in Chapter 64.50 RCW, any Construction Defect Action commenced by the Board prior to compliance with the requirements of Section 8.4 shall be subject to dismissal without prejudice, and may not be recommenced until the Board has complied with the requirements of Section 8.4.~~

(6) Section 8.7 will be deleted in its entirety.

~~8.7 Amendments to Notice~~

~~Prior to commencing any Construction Defect Action, or after the dismissal of any Construction Defect Action without prejudice to Section 8.5, the Board may amend the notice of claim to include construction defects discovered after the service of the original notice of claim, and must otherwise comply with the requirements of Section 8.4 for the additional claims. The service of an amended notice of claim shall relate back to the original notice of claim for purposes of tolling statutes of limitations and repose. Claims for defects discovered after the commencement or recommencement of an action may be added to such action only after providing notice to the Construction Professional of the defect and allowing for response under Section 8.4.~~

C. Article 12 of the Declaration will be amended as follows:

Section 12 – Insurance:

12.1 Insurance Coverage Provided by the Association

(1) The following language will be deleted from subsection 12.1.2.

12.1.2:

Liability Insurance. General comprehensive liability insurance, including medical payments insurance, insuring the Unit Owners, the Association, the Board, ~~Declarant~~, and such others as may be designated by the Board against liability to the public or to the Unit Owners, and their invitees, guests, or tenants, incident to the ownership or use of the Units and Common and Limited Common Elements (including but not limited to owned and nonowned automobile

liability) with coverage limited determined by the Board, but not less than \$1,000,000 for personal injuries and deaths arising out of a single occurrence, and \$50,000 (per accident) for property damage. Each such policy shall contain Severability of Interest Endorsement or its equivalent which would preclude the insurer from denying a claim of the negligent acts or omissions of the Association or another Unit Owner. Each such policy shall contain protection against water damage liability, liability for nonowned and hired automobiles, liability for the property of others and any other coverage which may, from time to time, be required by regulations of the Federal National Mortgage Association (FNMA), Federal Home Loan Mortgage Corporation (FHLMC), Federal Housing Authority (FHA), Veterans Administration (VA), Government National Mortgage Association (GNMA), or other governmental agencies involved in the secondary mortgage market, so long as it may be a Mortgage or Unit Owner within the Project, except to the extent such coverage is not available or has been waived by such agency.

D. Article 16 of the Declaration will be amended as follows:

Section 16 – Limitation of Liability:

(1) The following language from Section 16.1 will be deleted.

16.1 Liability for Utility Failure, Etc.

Except to the extent covered by insurance obtained by the Board pursuant to SECTION 12, neither the Association, the Board, ~~the Declarant~~, nor the managing agent exercising the powers of the Board shall be liable for: (a) any failure of any utility or other service to be obtained and paid for by the Board; (b) for injury or damage to person or property caused by the elements, or resulting from electricity, water, rain, dust or sand which may lead or flow from outside or from any parts of the Building, or from any of its pipes, drains, conduits, appliances, or equipment, or from any other place; or (c) from inconvenience or discomfort resulting from any action taken to comply with any law, ordinance, or orders of a governmental authority. No diminution or abatement of Common Expense Assessments shall be claimed or allowed for any such utility or service failure, or for such injury or damage, or for such inconvenience or discomfort.

(2) The following language will be added to Section 16.3:

16.3: Indemnification of Board Members

Each Board member, excluding the Declarant and/or its officers, agents or employees, Association committee member, Association officer, or managing agent exercising the powers of the Board, shall be indemnified by the Unit Owners against all expenses and liabilities, including attorneys' fees, reasonably incurred by or imposed in connection with any proceeding to which he may be a party, or in which he may become involved, by reason of being or having held such position, or any settlement thereof, whether or not he holds such position at the time such expenses or liability are incurred, except in such cases wherein such person is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties; provided, that in the event of

a settlement, the indemnification shall apply only when the Board approves such settlement and reimbursement as being for the best interests of the Association.

E. *Article 21 of the Declaration will be amended as follows:*

Section 21 – Development Rights:

21.2 Special Declaration Rights.

(1) Subsection 21.2.4 will be deleted in its entirety.

~~21.2.4:~~

~~Declarant may enter and inspect the condition of the improvements on or in the Common Elements and/or Units.~~

F. *Article 22 of the Declaration will be amended as follows:*

Section 22 – Amendments of Declaration, survey Map and Plans:

(1) Section 22.5 will be deleted in its entirety.

~~22.5: Special Declarant's Rights~~

~~No amendment may restrict, eliminate, or otherwise modify any Special Declarant Right provided in the Declaration without the consent of Declarant and any Mortgagee of record with a security interest in the Special Declarant Right or in any real Property subject thereto, excluding Mortgagees of Units owned by persons other than Declarant.~~

(2) Under Section 22.8, subsections 22.8.1, 22.8.2, 22.8.3, and 22.8.4 will be deleted in their entirety.

22.8: Amendments by Declarant

~~In addition to the foregoing, Declarant may amend this Declaration and the Survey Map and Plans without the consent or approval of the Board or the Unit Owners, as follows:~~

~~22.8.1 To add additional Units or real property to the Condominium pursuant to the exercise of Declarant's Development Rights and Special Declarant's Rights created in this Declaration;~~

~~22.8.2 To withdraw Real Property from the Condominium pursuant to the exercise of Declarant's Development Rights and Special Declarant's Rights created in this Declaration;~~

~~22.8.3 To correct or revise the boundaries or description of the Building, Units, and/or Common Elements to reflect their locations as built or typographical, clerical or other errors in the Declaration which are not of a material nature.~~

~~22.8.4 To make such reasonable changes as may from time to time be required by a~~

Mortgagee, FHA/HUD or the Veteran's Administration; provided, that any such changes shall not affect the allocation of undivided interest in the Common Elements or materially and adversely affect the rights of the Unit Owners or other Mortgagees; or

(3) *Section 22.8.5 is deleted in part as follows:*

22.8.5 ~~To commemorate the exercise of Development Rights and Special Declarant Rights pursuant to this Declaration.~~

If any Unit is financed through the Veteran's Administration, neither the Declaration nor the Survey Map and Plans shall be amended without the prior written consent of the Veteran's Administration until the Board has been elected pursuant to Section 7.4.1

G. *Article 24 of the Declaration will be deleted in its entirety.*

Section 24—Dispute Resolution:

24.1: Policy

~~The Declarant, Association, Board or officers, Unit Owners, or their employees or agents and other parties subject to this Declaration each commits to cooperate in good faith and to deal fairly in performing their duties under this Declaration in order to accomplish their mutual objectives and avoid disputes. If a dispute arises, the parties agree to first seek a fair and prompt negotiated resolution prior to resorting to a judicial resolution.~~

24.2: Mediation; Binding Arbitration of Warranty Claims

~~If the parties are unable to resolve a dispute involving an alleged breach of an implied or express warranty under the Act through good faith negotiations, the dispute shall be resolved in accordance with 2005 Wash. Laws Ch. 456, §§2 and 11-17, which laws provide for mediation and/or arbitration of such disputes.~~

This Amendment is effective immediately upon recording. The terms of this Amendment shall control over and amend any inconsistent provision of the Declaration or Bylaws for Sundance Park, A Condominium. Except as hereby amended, the terms of the Declaration shall remain in full force and effect.

DATED this 13 day of May, 2010,

By: Melvin M. Michaels (sign)

MELVIN M. MICHAELS (print)

President, Sundance Park Condominium Owners Association

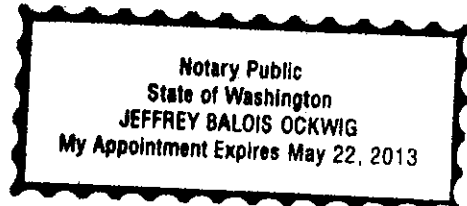
)
STATE OF WASHINGTON)
COUNTY OF KING)

I certify that I know or have satisfactory evidence that is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the President of Sundance Park Condominiums Owners Association to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: May 13, 2010

Signature: [Signature]

Print Name: Jeffrey Ockwig



NOTARY PUBLIC in and for the State of Washington, residing at Redmond

My commission expires: May 22 2013

After recording please return to:

Casey & Skoglund, PLLC
114 West McGraw Street.
Seattle, WA 98119



20120224000919

CASEY & SKOGLU AMDCN 63.00
PAGE-001 OF 002
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KING COUNTY, WA

**AFFIDAVIT OF CORRECTION RE: DECLARATION FOR SUNDANCE PARK,
A CONDOMINIUM**

Reference Nos. of Related Documents: 20060511002248 and 20101026001819

Grantor: Sundance Park Condominium Owners Association

Grantee: Sundance Park, A Condominium

Legal Description: Lot 1, Neighborhood B, Binding Site Plan recorded in Vol. 211 of
Condos, Pgs. 041 – 044, Recording No. 20051116002312

Assessor's Parcel No.: 868227-0010-0020

Whereas a certain DECLARATION FOR SUNDANCE PARK, A CONDOMINIUM (hereinafter "Declaration") was recorded on May 5, 2005 under the records of King County, Washington, Recording No. 200605110002248, and, whereas a "FIFTH AMENDMENT TO THE DECLARATION FOR SUNDANCE PARK, A CONDOMINIUM" was recorded on October 26, 2010 under Recording No. 20101026001819, such amendment should hereinafter be correctly identified as the "SIXTH AMENDMENT TO THE DECLARATION FOR SUNDANCE PARK, A CONDOMINIUM" where the declaration has been amended five times previously under Recording Nos. 20060719001980, 20070423001028, 20080925000951, 20091203000281, and 20100519000793.

DEPARTMENT OF ASSESSMENTS

Examined and approved this 24TH day of FEBRUARY 2012
UDY HARA Kenneth Hara
Assessor Deputy Assessor

Order: TFKGHN3D
Address: 23869 NE 112th Cir
Order Date: 07-21-2020
Document not for resale
HomeWiseDocs

ORIGINAL

DATED this th 6 day of February, 20 12

By: Kim Nishida

President, Sundance Park Condominium Owners Association

(STATE OF WASHINGTON)

(COUNTY OF KING)

I certify that I know or have satisfactory evidence that is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the President of Sundance Park Condominiums Owners Association to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

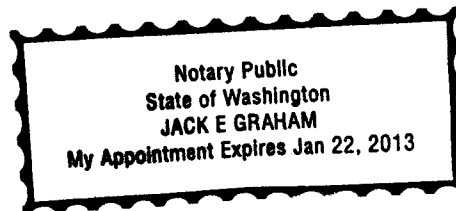
Dated: 2/6/12

Signature: [Signature]

Print Name: Jack E. Graham

NOTARY PUBLIC in and for the State of Washington, residing at Issaquah

My commission expires: Jan 22, 2013



After recording please return to:

Casey & Skoglund, PLLC
114 West McGraw Street.
Seattle, WA 98119

CONFORMED COPY

20101026001819

CASEY & SKOGLU AMDCN 64.00
PAGE-001 OF 003
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**FIFTH AMENDMENT TO THE DECLARATION FOR SUNDANCE PARK, A
CONDOMINIUM**

Reference No. of Related Document: 20060511002248

Grantor: Sundance Park Condominium Owners Association

Grantee: Sundance Park, A Condominium

Legal Description: Lot 1, Neighborhood B, Binding Site Plan recorded in Vol. 211 of
Condos, Pgs. 041 – 044, Recording No. 20051116002312

Assessor's Parcel No.: 868227-0010-0020

Whereas a certain DECLARATION FOR SUNDANCE PARK, A CONDOMINIUM (hereinafter "Declaration") was recorded on May 5, 2005 under the records of King County, Washington, Recording No. 200605110002248, and, whereas under the provisions of Section 22 the Declaration may be may be amended, and where the Declaration was amended five times previously under Recording Nos. 20060719001980, 20070423001028, 20080925000951, and 20091203000281, the Sundance Park Condominium Owners Association records this fifth amendment to the Declaration.

NOW, THEREFORE, the undersigned does hereby certify that the requirements under Section 22 of the Declaration, including (1) approval of the proposed amendments and submittal to the Owners by a majority of the Board of Directors; (2) proper notice to Owners; (3) sixty-seven percent (67%) approval in writing by the Owners of the proposed amendments; and (4) notice to all eligible mortgagees in accordance with Section 22 of the Declaration, and not less than fifty-one percent (51%) of Eligible Mortgagees either expressly or impliedly consented to the amendment, were met, and therefore, the Declaration is amended as follows:

DEPARTMENT OF ASSESSMENTS
Examined and approved this 25th day of Oct 10
Chara DM
Assessor Deputy Assessor

Order: TFKGHNL3D
Address: 23869 NE 112th Cir
Order Date: 07-21-2020
Document not for resale
HomeWiseDocs

COPY

A. Section 4.4.6.6 of Article 4 of the Declaration is hereby deleted in its entirety.

~~4.4.6.6 Exemption For Existing Rental Units. This Section 4.4.6.4 Restriction On Leasing shall not apply to the current owner of any Unit that is being Leased on the Effective Date, as reflected on the list of such Units attached to this Amendment as Exhibit A, so long as that Owner owns the Unit or until that Owner becomes the Occupant of the Unit.~~

B. Section 4.4.6.8 of Article 4 of the Declaration is amended to include the underlined language, and the stricken through language is hereby deleted.

4.4.6.8 Use Of Waiting List. If an Owner of a Unit ~~that is not exempt from this Restriction On Leasing under Section 4.4.6.6~~ desires to lease the Unit at a time when four (4) or more Units are being leased, the Owner may place the Unit on first-come, first-served waiting list to be used when fewer than four (4) Units are being Leased. An Owner who is Leasing the Owner's Residential Unit shall, upon a Tenant's surrender of occupancy of the Residential Unit at the end of the lease have up to sixty (60) days from the date occupancy was surrendered within which to commence a Lease of Residential Units to a different Tenant. (If the Owner does not intend Lease the Residential Unit to a different Tenant, the Owner shall promptly notify the Board in writing that, as of a date specified in such notification, the Residential Unit will cease to be Leased.) The Owner at the top of the Rental Waiting List shall be notified, not less than fifteen (15) days prior to the scheduled expiration and nonrenewal or other termination of a Lease on another Unit, of the opportunity to apply for consent to a lease. If the Owner fails to lease the Residential Unit to a Tenant within the sixty (60) day period, then the Owner's name shall be placed at the bottom of the waiting list. The Association shall then offer the Owner of the Residential Unit next in line on the waiting list sixty (60) days to lease the Owner's Unit. If that Owner (1) waives it right to Lease at that time by written notice to the Board or (2) fails to Lease that Owner's Unit within the sixty (60) day period, then that Owner's name shall be placed at the bottom of the waiting list. This offer procedure shall then be repeated for the next Owner on the waiting list and shall be repeated until an Owner to whom the offer is extended Leases the Owner's Unit within the allowed sixty (60) day period.

DATED this 20 day of OCTOBER, 2010.

By: [Signature]

President, Sundance Park Condominium Owners Association

(STATE OF WASHINGTON)

(COUNTY OF KING)

I certify that I know or have satisfactory evidence that is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the President of Sundance Park Condominiums Owners Association to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

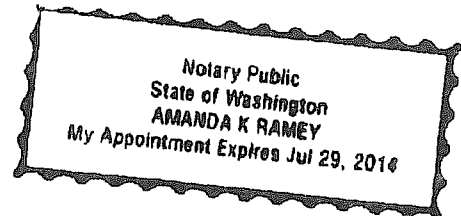
Dated: 10-20-10

Signature: Amanda K Ramey

Print Name: Amanda K Ramey

NOTARY PUBLIC in and for the State of Washington, residing at Redmond Chase

My commission expires: July 29, 2014



After recording please return to:

Casey & Skoglund, PLLC
114 West McGraw Street.
Seattle, WA 98119

CONFORMED COPY

20120224000919

CASEY & SKOGLUND AMDCN 63.00
PAGE-001 OF 002
02/24/2012 15:06

**AFFIDAVIT OF CORRECTION RE: DECLARATION FOR SUNDANCE PARK,
A CONDOMINIUM**

Reference Nos. of Related Documents: 20060511002248 and 20101026001819

Grantor: Sundance Park Condominium Owners Association

Grantee: Sundance Park, A Condominium

Legal Description: Lot 1, Neighborhood B, Binding Site Plan recorded in Vol. 211 of
Condos, Pgs. 041 - 044, Recording No. 20051116002312

Assessor's Parcel No.: 868227-0010-0020

Whereas a certain DECLARATION FOR SUNDANCE PARK, A CONDOMINIUM (hereinafter "Declaration") was recorded on May 5, 2005 under the records of King County, Washington, Recording No. 200605110002248, and, whereas a "FIFTH AMENDMENT TO THE DECLARATION FOR SUNDANCE PARK, A CONDOMINIUM" was recorded on October 26, 2010 under Recording No. 20101026001819, such amendment should hereinafter be correctly identified as the "SIXTH AMENDMENT TO THE DECLARATION FOR SUNDANCE PARK, A CONDOMINIUM" where the declaration has been amended five times previously under Recording Nos. 20060719001980, 20070423001028, 20080925000951, 20091203000281, and 20100519000793.

DEPARTMENT OF ASSESSMENTS

Examined and approved this 24TH day of FEBRUARY 2012
LLOYP HARRIS Karen T. Kane
Assessor Deputy Assessor

Order: TFKGHNL3D
Address: 23869 NE 112th Cir
Order Date: 07-21-2020
Document not for resale
HomeWiseDocs

DATED this 6 day of February, 2012

By: [Signature]

President, Sundance Park Condominium Owners Association

(STATE OF WASHINGTON)

(COUNTY OF KING)

I certify that I know or have satisfactory evidence that is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the President of Sundance Park Condominiums Owners Association to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

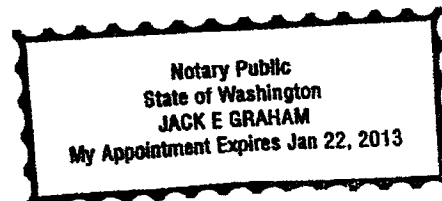
Dated: 2/6/12

Signature: [Signature]

Print Name: Jack E. Graham

NOTARY PUBLIC in and for the State of Washington, residing at Issaquah

My commission expires: Jan 22, 2013



**Current Unaudited Financial Documents
Sundance Park Condominium Association**

Order: TFKGHNL3D
Address: 23869 NE 112th Cir
Order Date: 07-21-2020
Document not for resale
HomeWiseDocs

Sundance Park Condominium Association
Balance Sheet
6/30/2020

	<u>Operating</u>	<u>Replacement</u>	<u>Total</u>
Assets			
<u>Cash-Operating</u>			
10000-00 - Cash, Operating, Checking	\$27,621.34		\$27,621.34
10400-00 - Cash, Operating, Insurance Deductible	\$10,163.89		\$10,163.89
<u>Total Cash-Operating</u>	\$37,785.23	\$0.00	\$37,785.23
<u>Cash-Reserve</u>			
12000-00 - Cash, Reserve		\$20,694.51	\$20,694.51
<u>Total Cash-Reserve</u>	\$0.00	\$20,694.51	\$20,694.51
<u>Cash-Investments</u>			
12350-00 - Cash, Reserve, Investment TD Ameritrade		\$696,718.51	\$696,718.51
<u>Total Cash-Investments</u>		\$696,718.51	\$696,718.51
<u>Current Assets</u>			
16200-00 - Prepaid Insurance - May	\$3,775.44		\$3,775.44
<u>Total Current Assets</u>	\$3,775.44	\$0.00	\$3,775.44
<i>Assets Total</i>	\$41,560.67	\$717,413.02	\$758,973.69
Liabilities & Equity			
<u>Current Liabilities</u>			
20000-00 - Accounts Payable	\$8,281.97		\$8,281.97
21100-00 - Prepaid, Assessments	\$6,719.01		\$6,719.01
21200-00 - Prepaid, Other Income	\$300.00		\$300.00
<u>Total Current Liabilities</u>	\$15,300.98	\$0.00	\$15,300.98
<u>Retained Earnings</u>	\$15,284.58	\$729,144.50	\$744,429.08
<u>Net Income</u>	\$10,975.11	(\$11,731.48)	(\$756.37)
<i>Liabilities and Equity Total</i>	\$41,560.67	\$717,413.02	\$758,973.69

Order: TFKGHNL3D
Address: 23869 NE 112th Cir
Order Date: 07-21-2020
Document not for resale
HomeWiseDocs

Sundance Park Condominium Association
Budget Comparison Report - Operating
6/1/2020 - 6/30/2020

	6/1/2020 - 6/30/2020			1/1/2020 - 6/30/2020			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Assessments</u>							
40000-00 - Assessments, Member	\$14,743.32	\$14,743.33	(\$0.01)	\$88,459.92	\$88,459.98	(\$0.06)	\$176,920.00
<u>Total Assessments</u>	\$14,743.32	\$14,743.33	(\$0.01)	\$88,459.92	\$88,459.98	(\$0.06)	\$176,920.00
<u>Non-Member Income</u>							
48100-00 - Interest/Dividends Earned	\$2.86	\$2.08	\$0.78	\$20.89	\$12.48	\$8.41	\$25.00
<u>Total Non-Member Income</u>	\$2.86	\$2.08	\$0.78	\$20.89	\$12.48	\$8.41	\$25.00
<u>Other Member Fees</u>							
42100-00 - Fees, Move-In	\$0.00	\$0.00	\$0.00	\$200.00	\$0.00	\$200.00	\$0.00
<u>Total Other Member Fees</u>	\$0.00	\$0.00	\$0.00	\$200.00	\$0.00	\$200.00	\$0.00
Total Income	\$14,746.18	\$14,745.41	\$0.77	\$88,680.81	\$88,472.46	\$208.35	\$176,945.00
Expense							
<u>Administrative Expenses</u>							
50300-00 - Postage	\$3.30	\$8.33	\$5.03	\$32.45	\$49.98	\$17.53	\$100.00
50350-00 - Printing & Reproduction	\$0.00	\$18.75	\$18.75	\$69.95	\$112.50	\$42.55	\$225.00
50400-00 - Office Supplies	\$1.50	\$16.67	\$15.17	\$124.75	\$100.02	(\$24.73)	\$200.00
50500-00 - Annual Meeting	\$0.00	\$0.00	\$0.00	\$88.77	\$50.00	(\$38.77)	\$50.00
50550-00 - Corp Annual License	\$0.00	\$0.00	\$0.00	\$12.00	\$12.00	\$0.00	\$12.00
50750-00 - Social Activity & Events	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00
50950-00 - Administrative, Other	\$72.60	\$66.67	(\$5.93)	\$668.85	\$400.02	(\$268.83)	\$800.00
<u>Total Administrative Expenses</u>	\$77.40	\$110.42	\$33.02	\$996.77	\$724.52	(\$272.25)	\$1,887.00
<u>Building Maintenance</u>							
60200-00 - Roof Maintenance	\$0.00	\$416.67	\$416.67	\$700.48	\$2,500.02	\$1,799.54	\$5,000.00
60250-00 - Gutter Cleaning & Maintenance	\$0.00	\$0.00	\$0.00	\$1,520.40	\$2,500.00	\$979.60	\$4,000.00
60550-00 - Dryer Vent Cleaning	\$0.00	\$0.00	\$0.00	\$1,303.20	\$1,500.00	\$196.80	\$1,500.00
60800-00 - Pest Control	\$0.00	\$83.33	\$83.33	\$0.00	\$499.98	\$499.98	\$1,000.00
60900-00 - Building/Structure Maintenance	\$0.00	\$41.67	\$41.67	\$363.82	\$250.02	(\$113.80)	\$500.00
60950-00 - General Maintenance	\$0.00	\$16.67	\$16.67	\$26.85	\$100.02	\$73.17	\$200.00
<u>Total Building Maintenance</u>	\$0.00	\$558.34	\$558.34	\$3,914.75	\$7,350.04	\$3,435.29	\$12,200.00
<u>Grounds Maintenance</u>							
68050-00 - Landscape Maintenance, Contract	\$2,389.20	\$2,420.00	\$30.80	\$12,007.60	\$14,520.00	\$2,512.40	\$29,040.00
68100-00 - Landscape Maintenance, Other	\$0.00	\$41.67	\$41.67	\$0.00	\$250.02	\$250.02	\$500.00
68200-00 - Landscape, Seasonal Color	\$0.00	\$0.00	\$0.00	\$440.00	\$0.00	(\$440.00)	\$0.00
68300-00 - Landscape, Irrigation Maintenance	\$0.00	\$0.00	\$0.00	\$1,086.00	\$1,000.00	(\$86.00)	\$2,000.00
68400-00 - Drainage Repair / Maintenance	\$0.00	\$83.33	\$83.33	\$0.00	\$499.98	\$499.98	\$1,000.00
<u>Total Grounds Maintenance</u>	\$2,389.20	\$2,545.00	\$155.80	\$13,533.60	\$16,270.00	\$2,736.40	\$32,540.00
<u>Miscellaneous</u>							
99100-00 - Contingency	\$0.00	\$0.00	\$0.00	\$1,393.21	\$500.00	(\$893.21)	\$6,500.00
<u>Total Miscellaneous</u>	\$0.00	\$0.00	\$0.00	\$1,393.21	\$500.00	(\$893.21)	\$6,500.00
<u>Operations</u>							
54150-00 - Insurance, CGL - May	\$1,014.40	\$1,085.42	\$71.02	\$5,543.36	\$6,512.52	\$969.16	\$13,025.00

Order: TFKGHNL3D

Address: 23369 NE 112th Cir

Order Date: 07-21-2020

Document not for resale

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Sundance Park Condominium Association
Budget Comparison Report - Operating
6/1/2020 - 6/30/2020

	6/1/2020 - 6/30/2020			1/1/2020 - 6/30/2020			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
54450-00 - Master Association Assessments	\$1,080.38	\$1,080.00	(\$0.38)	\$6,482.28	\$6,480.00	(\$2.28)	\$12,960.00
<u>Total Operations</u>	\$2,094.78	\$2,165.42	\$70.64	\$12,025.64	\$12,992.52	\$966.88	\$25,985.00
<u>Professional Services</u>							
52000-00 - Community Management Fees	\$765.00	\$765.00	\$0.00	\$4,590.00	\$4,590.00	\$0.00	\$9,180.00
52000-10 - Management Fees - Administrative	\$0.00	\$25.00	\$25.00	\$290.00	\$150.00	(\$140.00)	\$300.00
52000-15 - Management Fees - Financial	\$50.00	\$60.83	\$10.83	\$410.00	\$364.98	(\$45.02)	\$730.00
52000-20 - Management Fees - Meetings	\$0.00	\$41.67	\$41.67	\$0.00	\$250.02	\$250.02	\$500.00
52000-90 - Management Fees - Hourly	(\$33.75)	\$125.00	\$158.75	\$1,493.44	\$750.00	(\$743.44)	\$1,500.00
52000-99 - Management Fees, Contra	\$0.00	\$0.00	\$0.00	(\$10.00)	\$0.00	\$10.00	\$0.00
52100-00 - Audit and/or Tax Return	\$0.00	\$0.00	\$0.00	\$2,300.00	\$2,300.00	\$0.00	\$2,300.00
52150-00 - Attorney Fees	\$0.00	\$41.67	\$41.67	\$0.00	\$250.02	\$250.02	\$500.00
52200-30 - Collection, Management	\$0.00	\$0.00	\$0.00	\$30.00	\$0.00	(\$30.00)	\$0.00
52300-00 - Reserve Study Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$1,190.00	\$1,190.00	\$1,190.00
<u>Total Professional Services</u>	\$781.25	\$1,059.17	\$277.92	\$9,103.44	\$9,845.02	\$741.58	\$16,200.00
<u>Site & Amenities Maintenance</u>							
76400-00 - Lighting Maintenance	\$0.00	\$41.67	\$41.67	\$0.00	\$250.02	\$250.02	\$500.00
<u>Total Site & Amenities Maintenance</u>	\$0.00	\$41.67	\$41.67	\$0.00	\$250.02	\$250.02	\$500.00
<u>Taxes</u>							
58200-00 - Federal Income Taxes	\$960.00	\$0.00	(\$960.00)	\$1,720.00	\$760.00	(\$960.00)	\$3,600.00
<u>Total Taxes</u>	\$960.00	\$0.00	(\$960.00)	\$1,720.00	\$760.00	(\$960.00)	\$3,600.00
<u>Transfers Expense</u>							
90200-00 - Transfers to Replacement Reserve	\$1,769.00	\$1,769.00	\$0.00	\$10,614.00	\$10,614.00	\$0.00	\$21,228.00
<u>Total Transfers Expense</u>	\$1,769.00	\$1,769.00	\$0.00	\$10,614.00	\$10,614.00	\$0.00	\$21,228.00
<u>Utilities</u>							
56050-00 - Gas & Electricity	\$71.79	\$83.75	\$11.96	\$547.88	\$502.50	(\$45.38)	\$1,005.00
56200-00 - Water	\$1,789.68	\$1,700.00	(\$89.68)	\$9,616.80	\$10,200.00	\$583.20	\$20,400.00
56210-00 - Water, Irrigation	\$271.59	\$625.00	\$353.41	\$1,152.05	\$3,750.00	\$2,597.95	\$7,500.00
56250-00 - Sewer	\$2,187.61	\$2,283.33	\$95.72	\$13,087.56	\$13,699.98	\$612.42	\$27,400.00
<u>Total Utilities</u>	\$4,320.67	\$4,692.08	\$371.41	\$24,404.29	\$28,152.48	\$3,748.19	\$56,305.00
Total Expense	\$12,392.30	\$12,941.10	\$548.80	\$77,705.70	\$87,458.60	\$9,752.90	\$176,945.00
Operating Net Income	\$2,353.88	\$1,804.31	\$549.57	\$10,975.11	\$1,013.86	\$9,961.25	\$0.00
Net Income	\$2,353.88	\$1,804.31	\$549.57	\$10,975.11	\$1,013.86	\$9,961.25	\$0.00

Order: TFKGHNL3D
Address: 23869 NE 112th Cir
Order Date: 07-21-2020
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Sundance Park Condominium Association
Budget Comparison Report - Replacement
6/1/2020 - 6/30/2020

	6/1/2020 - 6/30/2020			1/1/2020 - 6/30/2020			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Non-Member Income</u>							
48100-00 - Interest/Dividends Earned	\$3.23	\$416.67	(\$413.44)	\$5,668.58	\$2,500.02	\$3,168.56	\$5,000.00
<u>Total Non-Member Income</u>	\$3.23	\$416.67	(\$413.44)	\$5,668.58	\$2,500.02	\$3,168.56	\$5,000.00
<u>Transfers Income</u>							
49000-00 - Transfers Between Funds	\$1,769.00	\$1,769.00	\$0.00	\$10,614.00	\$10,614.00	\$0.00	\$21,228.00
<u>Total Transfers Income</u>	\$1,769.00	\$1,769.00	\$0.00	\$10,614.00	\$10,614.00	\$0.00	\$21,228.00
Total Income	\$1,772.23	\$2,185.67	(\$413.44)	\$16,282.58	\$13,114.02	\$3,168.56	\$26,228.00
Expense							
<u>Replacement Fund Expense</u>							
80000-00 - Reserve, Investment Advisor Fees	\$0.00	\$0.00	\$0.00	\$832.53	\$1,000.00	\$167.47	\$2,000.00
80130-00 - Reserve, Asphalt, seal coat	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,460.00
80160-00 - Reserve, Pest Control/Exclusion Work	\$0.00	\$0.00	\$0.00	\$26,406.02	\$0.00	(\$26,406.02)	\$0.00
80210-00 - Reserve, Landscape Renovations	\$0.00	\$0.00	\$0.00	\$775.51	\$1,000.00	\$224.49	\$10,300.00
<u>Total Replacement Fund Expense</u>	\$0.00	\$0.00	\$0.00	\$28,014.06	\$2,000.00	(\$26,014.06)	\$17,760.00
Total Expense	\$0.00	\$0.00	\$0.00	\$28,014.06	\$2,000.00	(\$26,014.06)	\$17,760.00
Operating Net Income	\$1,772.23	\$2,185.67	(\$413.44)	(\$11,731.48)	\$11,114.02	(\$22,845.50)	\$8,468.00
Net Income	\$1,772.23	\$2,185.67	(\$413.44)	(\$11,731.48)	\$11,114.02	(\$22,845.50)	\$8,468.00

Order: TFKGHNL3D
Address: 23869 NE 112th Cir
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Sundance Park Condominium Association
Budget Comparison Report - 12 Months
1/1/2020 - 6/30/2020

Top line is budget

Bottom line is actual

Account		Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Yr To Date	Annual Budget
Income															
49000-00 - Transfers Between	BUD	\$1,769.00	\$1,769.00	\$1,769.00	\$1,769.00	\$1,769.00	\$1,769.00	\$1,769.00	\$1,769.00	\$1,769.00	\$1,769.00	\$1,769.00	\$1,769.00	\$10,614.00	\$21,228.00
	ACT	\$1,769.00	\$1,769.55	\$1,768.45	\$1,769.00	\$1,769.00	\$1,769.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,614.00	\$10,614.00
Assessments															
40000-00 - Assessments, Memb	BUD	\$14,743.33	\$14,743.33	\$14,743.33	\$14,743.33	\$14,743.33	\$14,743.33	\$14,743.33	\$14,743.33	\$14,743.33	\$14,743.33	\$14,743.33	\$14,743.37	\$88,459.98	\$176,920.00
	ACT	\$14,743.32	\$14,743.32	\$14,743.32	\$14,743.32	\$14,743.32	\$14,743.32	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$88,459.92	\$88,459.92
Non-Member Income															
48100-00 - Interest/Dividend	BUD	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.63	\$2,500.02	\$5,000.00
	ACT	\$261.53	\$778.77	\$2,873.09	\$1,480.87	\$289.12	\$6.09	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,689.47	\$5,689.47
Other Member Fees															
42100-00 - Fees, Move-In	BUD	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	ACT	\$200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$200.00	\$200.00
Transfers Income															
49000-00 - Transfers Between	BUD	\$1,769.00	\$1,769.00	\$1,769.00	\$1,769.00	\$1,769.00	\$1,769.00	\$1,769.00	\$1,769.00	\$1,769.00	\$1,769.00	\$1,769.00	\$1,769.00	\$10,614.00	\$21,228.00
	ACT	\$1,769.00	\$1,769.55	\$1,768.45	\$1,769.00	\$1,769.00	\$1,769.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,614.00	\$10,614.00
TOTAL INCOME	BUD	\$16,931.08	\$16,931.08	\$16,931.08	\$16,931.08	\$16,931.08	\$16,931.08	\$16,931.08	\$16,931.08	\$16,931.08	\$16,931.08	\$16,931.08	\$16,931.12	\$101,586.48	\$203,173.00
	ACT	\$16,973.85	\$17,291.64	\$19,384.86	\$17,993.19	\$16,801.44	\$16,518.41	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$104,963.39	\$104,963.39

Sundance Park Condominium Association
Budget Comparison Report - 12 Months
1/1/2020 - 6/30/2020

Top line is budget

Bottom line is actual

Account		Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Yr To Date	Annual Budget
Site & Amenities Maintenance															
76400-00 - Lighting Maintena	BUD	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.63	\$250.02	\$500.00
	ACT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Sundance Park Condominium Association
Budget Comparison Report - 12 Months
1/1/2020 - 6/30/2020

Top line is budget

Bottom line is actual

Account		Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Yr To Date	Annual Budget
Administrative Expenses															
50300-00 - Postage	BUD	\$8.33	\$8.33	\$8.33	\$8.33	\$8.33	\$8.33	\$8.33	\$8.33	\$8.33	\$8.33	\$8.33	\$8.37	\$49.98	\$100.00
	ACT	\$4.95	\$8.25	\$3.30	\$7.15	\$5.50	\$3.30	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$32.45	\$32.45
50350-00 - Printing & Reprod	BUD	\$18.75	\$18.75	\$18.75	\$18.75	\$18.75	\$18.75	\$18.75	\$18.75	\$18.75	\$18.75	\$18.75	\$18.75	\$112.50	\$225.00
	ACT	\$21.05	\$48.90	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$69.95	\$69.95
50400-00 - Office Supplies	BUD	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.63	\$100.02	\$200.00
	ACT	\$112.25	\$3.75	\$1.50	\$3.25	\$2.50	\$1.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$124.75	\$124.75
50500-00 - Annual Meeting	BUD	\$0.00	\$0.00	\$0.00	\$50.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50.00	\$50.00
	ACT	\$62.00	\$0.00	\$0.00	\$26.77	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$88.77	\$88.77
50550-00 - Corp Annual Licen	BUD	\$0.00	\$0.00	\$0.00	\$0.00	\$12.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$12.00	\$12.00
	ACT	\$0.00	\$0.00	\$0.00	\$0.00	\$12.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$12.00	\$12.00
50750-00 - Social Activity &	BUD	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00
	ACT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
50950-00 - Administrative, O	BUD	\$66.67	\$66.67	\$66.67	\$66.67	\$66.67	\$66.67	\$66.67	\$66.67	\$66.67	\$66.67	\$66.67	\$66.63	\$400.02	\$800.00
	ACT	\$159.64	\$66.40	\$66.40	\$238.41	\$65.40	\$72.60	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$668.85	\$668.85
Building Maintenance															
60200-00 - Roof Maintenance	BUD	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.63	\$2,500.02	\$5,000.00
	ACT	\$0.00	\$352.96	\$347.52	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$700.48	\$700.48
60250-00 - Gutter Cleaning &	BUD	\$1,500.00	\$0.00	\$0.00	\$0.00	\$1,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,500.00	\$0.00	\$0.00	\$2,500.00	\$4,000.00
	ACT	\$1,520.40	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,520.40	\$1,520.40
60550-00 - Dryer Vent Cleani	BUD	\$0.00	\$0.00	\$0.00	\$0.00	\$1,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,500.00	\$1,500.00
	ACT	\$0.00	\$0.00	\$0.00	\$0.00	\$1,303.20	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,303.20	\$1,303.20
60800-00 - Pest Control	BUD	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.37	\$499.98	\$1,000.00
	ACT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
60900-00 - Building/Structur	BUD	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.63	\$250.02	\$500.00
	ACT	\$0.00	\$0.00	\$0.00	\$363.82	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$363.82	\$363.82
60950-00 - General Maintenanc	BUD	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.63	\$100.02	\$200.00

7/14/2020

Sundance Park Condominium Association
Budget Comparison Report - 12 Months
1/1/2020 - 6/30/2020

Top line is budget

Bottom line is actual

Account		Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Yr To Date	Annual Budget
	ACT	\$0.00	\$26.85	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$26.85	\$26.85
Grounds Maintenance															
68050-00 - Landscape Mainten	BUD	\$2,420.00	\$2,420.00	\$2,420.00	\$2,420.00	\$2,420.00	\$2,420.00	\$2,420.00	\$2,420.00	\$2,420.00	\$2,420.00	\$2,420.00	\$2,420.00	\$14,520.00	\$29,040.00
	ACT	\$2,420.00	\$2,420.00	\$0.00	\$2,389.20	\$2,389.20	\$2,389.20	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$12,007.60	\$12,007.60
68100-00 - Landscape Mainten	BUD	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.63	\$250.02	\$500.00
	ACT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
68200-00 - Landscape, Season	BUD	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	ACT	\$440.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$440.00	\$440.00
68300-00 - Landscape, Irriga	BUD	\$0.00	\$0.00	\$0.00	\$0.00	\$1,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,000.00	\$0.00	\$0.00	\$1,000.00	\$2,000.00
	ACT	\$0.00	\$0.00	\$0.00	\$0.00	\$1,086.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,086.00	\$1,086.00
68400-00 - Drainage Repair /	BUD	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.37	\$499.98	\$1,000.00
	ACT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Miscellaneous															
99100-00 - Contingency	BUD	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00	\$0.00	\$0.00	\$0.00	\$1,000.00	\$0.00	\$0.00	\$5,000.00	\$500.00	\$6,500.00
	ACT	\$1,100.00	\$0.00	\$0.00	\$0.00	\$293.21	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,393.21	\$1,393.21
Operations															
54150-00 - Insurance, CGL -	BUD	\$1,085.42	\$1,085.42	\$1,085.42	\$1,085.42	\$1,085.42	\$1,085.42	\$1,085.42	\$1,085.42	\$1,085.42	\$1,085.42	\$1,085.42	\$1,085.38	\$6,512.52	\$13,025.00
	ACT	\$1,083.32	\$1,083.32	\$1,083.32	\$264.60	\$1,014.40	\$1,014.40	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,543.36	\$5,543.36
54450-00 - Master Associatio	BUD	\$1,080.00	\$1,080.00	\$1,080.00	\$1,080.00	\$1,080.00	\$1,080.00	\$1,080.00	\$1,080.00	\$1,080.00	\$1,080.00	\$1,080.00	\$1,080.00	\$6,480.00	\$12,960.00
	ACT	\$1,080.38	\$1,080.38	\$1,080.38	\$1,080.38	\$1,080.38	\$1,080.38	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,482.28	\$6,482.28
Professional Services															
52000-00 - Community Managem	BUD	\$765.00	\$765.00	\$765.00	\$765.00	\$765.00	\$765.00	\$765.00	\$765.00	\$765.00	\$765.00	\$765.00	\$765.00	\$4,590.00	\$9,180.00
	ACT	\$765.00	\$765.00	\$765.00	\$765.00	\$765.00	\$765.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,590.00	\$4,590.00
52000-10 - Management Fees -	BUD	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$150.00	\$300.00
	ACT	\$20.00	\$100.00	\$0.00	\$20.00	\$150.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$290.00	\$290.00
52000-15 - Management	BUD	\$60.83	\$60.83	\$60.83	\$60.83	\$60.83	\$60.83	\$60.83	\$60.83	\$60.83	\$60.83	\$60.83	\$60.87	\$364.98	\$730.00

Sundance Park Condominium Association
Budget Comparison Report - 12 Months
1/1/2020 - 6/30/2020

Top line is budget

Bottom line is actual

Account		Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Yr To Date	Annual Budget
Fees -															
	ACT	\$60.00	\$50.00	\$150.00	\$50.00	\$50.00	\$50.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$410.00	\$410.00
52000-20 - Management Fees -	BUD	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.63	\$250.02	\$500.00
	ACT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
52000-90 - Management Fees -	BUD	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$750.00	\$1,500.00
	ACT	\$202.50	\$244.69	\$472.50	\$607.50	\$0.00	(\$33.75)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,493.44	\$1,493.44
52000-99 - Management Fees,	BUD	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	ACT	(\$10.00)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$10.00)	(\$10.00)
52100-00 - Audit and/or Tax	BUD	\$0.00	\$2,300.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,300.00	\$2,300.00
	ACT	\$0.00	\$2,300.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,300.00	\$2,300.00
52150-00 - Attorney Fees	BUD	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.63	\$250.02	\$500.00
	ACT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
52200-30 - Collection, Manag	BUD	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	ACT	\$30.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$30.00	\$30.00
52300-00 - Reserve Study Fee	BUD	\$0.00	\$0.00	\$1,190.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,190.00	\$1,190.00
	ACT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Replacement Fund Expense															
80000-00 - Reserve, Investme	BUD	\$1,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,000.00	\$0.00	\$1,000.00	\$2,000.00
	ACT	\$832.53	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$832.53	\$832.53
80130-00 - Reserve, Asphalt,	BUD	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,460.00	\$0.00	\$0.00	\$5,460.00
	ACT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
80160-00 - Reserve, Pest Con	BUD	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	ACT	\$0.00	\$0.00	\$26,406.02	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$26,406.02	\$26,406.02
80210-00 - Reserve, Landscap	BUD	\$1,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$9,300.00	\$1,000.00	\$10,300.00
	ACT	\$775.51	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$775.51	\$775.51
Taxes															
58200-00 -															

7/14/2020

Sundance Park Condominium Association
Budget Comparison Report - 12 Months
1/1/2020 - 6/30/2020

Top line is budget

Bottom line is actual

Account		Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Yr To Date	Annual Budget
Federal Income Tax	BUD	\$0.00	\$0.00	\$0.00	\$760.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,840.00	\$0.00	\$0.00	\$760.00	\$3,600.00
	ACT	\$0.00	\$0.00	\$0.00	\$760.00	\$0.00	\$960.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,720.00	\$1,720.00
Transfers Expense 90200-00 - Transfers to Repl	BUD	\$1,769.00	\$1,769.00	\$1,769.00	\$1,769.00	\$1,769.00	\$1,769.00	\$1,769.00	\$1,769.00	\$1,769.00	\$1,769.00	\$1,769.00	\$1,769.00	\$10,614.00	\$21,228.00
	ACT	\$1,769.00	\$1,769.55	\$1,768.45	\$1,769.00	\$1,769.00	\$1,769.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,614.00	\$10,614.00
Utilities 56050-00 - Gas & Electricity	BUD	\$83.75	\$83.75	\$83.75	\$83.75	\$83.75	\$83.75	\$83.75	\$83.75	\$83.75	\$83.75	\$83.75	\$83.75	\$502.50	\$1,005.00
	ACT	\$118.84	\$106.77	\$93.42	\$81.12	\$75.94	\$71.79	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$547.88	\$547.88
56200-00 - Water	BUD	\$1,700.00	\$0.00	\$3,400.00	\$1,700.00	\$1,700.00	\$1,700.00	\$1,700.00	\$1,700.00	\$1,700.00	\$1,700.00	\$1,700.00	\$1,700.00	\$10,200.00	\$20,400.00
	ACT	\$1,563.14	\$0.00	\$3,176.20	\$1,598.14	\$1,489.64	\$1,789.68	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$9,616.80	\$9,616.80
56210-00 - Water, Irrigation	BUD	\$625.00	\$0.00	\$1,250.00	\$625.00	\$625.00	\$625.00	\$625.00	\$625.00	\$625.00	\$625.00	\$625.00	\$625.00	\$3,750.00	\$7,500.00
	ACT	\$161.67	\$0.00	\$340.49	\$161.67	\$216.63	\$271.59	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,152.05	\$1,152.05
56250-00 - Sewer	BUD	\$2,283.33	\$0.00	\$4,566.66	\$2,283.33	\$2,283.33	\$2,283.33	\$2,283.33	\$2,283.33	\$2,283.33	\$2,283.33	\$2,283.33	\$2,283.37	\$13,699.98	\$27,400.00
	ACT	\$2,199.69	\$0.00	\$4,424.65	\$2,239.24	\$2,036.37	\$2,187.61	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$13,087.56	\$13,087.56
TOTAL EXPENSE	BUD	\$16,441.10	\$10,632.77	\$18,739.43	\$13,751.10	\$16,953.10	\$12,941.10	\$13,441.10	\$12,941.10	\$13,941.10	\$18,281.10	\$19,401.10	\$27,240.90	\$89,458.60	\$194,705.00
	ACT	\$16,491.87	\$10,426.82	\$40,179.15	\$12,425.25	\$13,804.37	\$12,392.30	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$105,719.76	\$105,719.76
NET INCOME	BUD	\$489.98	\$6,298.31	(\$1,808.35)	\$3,179.98	(\$22.02)	\$3,989.98	\$3,489.98	\$3,989.98	\$2,989.98	(\$1,350.02)	(\$2,470.02)	(\$10,309.78)	\$12,127.88	\$8,468.00
	ACT	\$481.98	\$6,864.82	(\$20,794.29)	\$5,567.94	\$2,997.07	\$4,126.11	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$756.37)	(\$756.37)

Sundance Park Condominium Association
Balance Sheet
5/31/2020

	<u>Operating</u>	<u>Replacement</u>	<u>Total</u>
Assets			
<u>Cash-Operating</u>			
10000-00 - Cash, Operating, Checking	\$18,801.92		\$18,801.92
10400-00 - Cash, Operating, Insurance Deductible	\$10,162.22		\$10,162.22
<u>Total Cash-Operating</u>	\$28,964.14	\$0.00	\$28,964.14
<u>Cash-Reserve</u>			
12000-00 - Cash, Reserve		\$18,922.28	\$18,922.28
<u>Total Cash-Reserve</u>	\$0.00	\$18,922.28	\$18,922.28
<u>Cash-Investments</u>			
12350-00 - Cash, Reserve, Investment TD Ameritrade		\$696,718.51	\$696,718.51
<u>Total Cash-Investments</u>		\$696,718.51	\$696,718.51
<u>Current Assets</u>			
16200-00 - Prepaid Insurance - May	\$4,082.22		\$4,082.22
<u>Total Current Assets</u>	\$4,082.22	\$0.00	\$4,082.22
<i>Assets Total</i>	\$33,046.36	\$715,640.79	\$748,687.15
Liabilities & Equity			
<u>Current Liabilities</u>			
20000-00 - Accounts Payable	\$1,215.84		\$1,215.84
21100-00 - Prepaid, Assessments	\$6,844.33		\$6,844.33
<u>Total Current Liabilities</u>	\$8,060.17	\$0.00	\$8,060.17
<u>Retained Earnings</u>	\$15,284.58	\$729,144.50	\$744,429.08
<u>Net Income</u>	\$9,701.61	(\$13,503.71)	(\$3,802.10)
<i>Liabilities and Equity Total</i>	\$33,046.36	\$715,640.79	\$748,687.15

Order: TFKGHNL3D
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Sundance Park Condominium Association
Budget Comparison Report - Operating
5/1/2020 - 5/31/2020

	5/1/2020 - 5/31/2020			1/1/2020 - 5/31/2020			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Assessments</u>							
40000-00 - Assessments, Member	\$14,743.32	\$14,743.33	(\$0.01)	\$73,716.60	\$73,716.65	(\$0.05)	\$176,920.00
<u>Total Assessments</u>	\$14,743.32	\$14,743.33	(\$0.01)	\$73,716.60	\$73,716.65	(\$0.05)	\$176,920.00
<u>Non-Member Income</u>							
48100-00 - Interest/Dividends Earned	\$2.84	\$2.08	\$0.76	\$18.03	\$10.40	\$7.63	\$25.00
<u>Total Non-Member Income</u>	\$2.84	\$2.08	\$0.76	\$18.03	\$10.40	\$7.63	\$25.00
<u>Other Member Fees</u>							
42100-00 - Fees, Move-In	\$0.00	\$0.00	\$0.00	\$200.00	\$0.00	\$200.00	\$0.00
<u>Total Other Member Fees</u>	\$0.00	\$0.00	\$0.00	\$200.00	\$0.00	\$200.00	\$0.00
Total Income	\$14,746.16	\$14,745.41	\$0.75	\$73,934.63	\$73,727.05	\$207.58	\$176,945.00
Expense							
<u>Administrative Expenses</u>							
50300-00 - Postage	\$5.50	\$8.33	\$2.83	\$29.15	\$41.65	\$12.50	\$100.00
50350-00 - Printing & Reproduction	\$0.00	\$18.75	\$18.75	\$69.95	\$93.75	\$23.80	\$225.00
50400-00 - Office Supplies	\$2.50	\$16.67	\$14.17	\$123.25	\$83.35	(\$39.90)	\$200.00
50500-00 - Annual Meeting	\$0.00	\$0.00	\$0.00	\$88.77	\$50.00	(\$38.77)	\$50.00
50550-00 - Corp Annual License	\$12.00	\$12.00	\$0.00	\$12.00	\$12.00	\$0.00	\$12.00
50750-00 - Social Activity & Events	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00
50950-00 - Administrative, Other	\$65.40	\$66.67	\$1.27	\$596.25	\$333.35	(\$262.90)	\$800.00
<u>Total Administrative Expenses</u>	\$85.40	\$122.42	\$37.02	\$919.37	\$614.10	(\$305.27)	\$1,887.00
<u>Building Maintenance</u>							
60200-00 - Roof Maintenance	\$0.00	\$416.67	\$416.67	\$700.48	\$2,083.35	\$1,382.87	\$5,000.00
60250-00 - Gutter Cleaning & Maintenance	\$0.00	\$1,000.00	\$1,000.00	\$1,520.40	\$2,500.00	\$979.60	\$4,000.00
60550-00 - Dryer Vent Cleaning	\$1,303.20	\$1,500.00	\$196.80	\$1,303.20	\$1,500.00	\$196.80	\$1,500.00
60800-00 - Pest Control	\$0.00	\$83.33	\$83.33	\$0.00	\$416.65	\$416.65	\$1,000.00
60900-00 - Building/Structure Maintenance	\$0.00	\$41.67	\$41.67	\$363.82	\$208.35	(\$155.47)	\$500.00
60950-00 - General Maintenance	\$0.00	\$16.67	\$16.67	\$26.85	\$83.35	\$56.50	\$200.00
<u>Total Building Maintenance</u>	\$1,303.20	\$3,058.34	\$1,755.14	\$3,914.75	\$6,791.70	\$2,876.95	\$12,200.00
<u>Grounds Maintenance</u>							
68050-00 - Landscape Maintenance, Contract	\$2,389.20	\$2,420.00	\$30.80	\$9,618.40	\$12,100.00	\$2,481.60	\$29,040.00
68100-00 - Landscape Maintenance, Other	\$0.00	\$41.67	\$41.67	\$0.00	\$208.35	\$208.35	\$500.00
68200-00 - Landscape, Seasonal Color	\$0.00	\$0.00	\$0.00	\$440.00	\$0.00	(\$440.00)	\$0.00
68300-00 - Landscape, Irrigation Maintenance	\$1,086.00	\$1,000.00	(\$86.00)	\$1,086.00	\$1,000.00	(\$86.00)	\$2,000.00
68400-00 - Drainage Repair / Maintenance	\$0.00	\$83.33	\$83.33	\$0.00	\$416.65	\$416.65	\$1,000.00
<u>Total Grounds Maintenance</u>	\$3,475.20	\$3,545.00	\$69.80	\$11,144.40	\$13,725.00	\$2,580.60	\$32,540.00
<u>Miscellaneous</u>							
99100-00 - Contingency	\$293.21	\$500.00	\$206.79	\$1,393.21	\$500.00	(\$893.21)	\$6,500.00
<u>Total Miscellaneous</u>	\$293.21	\$500.00	\$206.79	\$1,393.21	\$500.00	(\$893.21)	\$6,500.00
<u>Operations</u>							
54150-00 - Insurance, CGL - May	\$1,014.40	\$1,085.42	\$71.02	\$4,528.96	\$5,427.10	\$898.14	\$13,025.00

Sundance Park Condominium Association
Budget Comparison Report - Operating
5/1/2020 - 5/31/2020

	5/1/2020 - 5/31/2020			1/1/2020 - 5/31/2020			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
54450-00 - Master Association Assessments	\$0.00	\$1,080.00	\$1,080.00	\$4,321.52	\$5,400.00	\$1,078.48	\$12,960.00
<u>Total Operations</u>	\$1,014.40	\$2,165.42	\$1,151.02	\$8,850.48	\$10,827.10	\$1,976.62	\$25,985.00
<u>Professional Services</u>							
52000-00 - Community Management Fees	\$765.00	\$765.00	\$0.00	\$3,825.00	\$3,825.00	\$0.00	\$9,180.00
52000-10 - Management Fees - Administrative	\$150.00	\$25.00	(\$125.00)	\$290.00	\$125.00	(\$165.00)	\$300.00
52000-15 - Management Fees - Financial	\$50.00	\$60.83	\$10.83	\$360.00	\$304.15	(\$55.85)	\$730.00
52000-20 - Management Fees - Meetings	\$0.00	\$41.67	\$41.67	\$0.00	\$208.35	\$208.35	\$500.00
52000-90 - Management Fees - Hourly	\$0.00	\$125.00	\$125.00	\$1,527.19	\$625.00	(\$902.19)	\$1,500.00
52000-99 - Management Fees, Contra	\$0.00	\$0.00	\$0.00	(\$10.00)	\$0.00	\$10.00	\$0.00
52100-00 - Audit and/or Tax Return	\$0.00	\$0.00	\$0.00	\$2,300.00	\$2,300.00	\$0.00	\$2,300.00
52150-00 - Attorney Fees	\$0.00	\$41.67	\$41.67	\$0.00	\$208.35	\$208.35	\$500.00
52200-30 - Collection, Management	\$0.00	\$0.00	\$0.00	\$30.00	\$0.00	(\$30.00)	\$0.00
52300-00 - Reserve Study Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$1,190.00	\$1,190.00	\$1,190.00
<u>Total Professional Services</u>	\$965.00	\$1,059.17	\$94.17	\$8,322.19	\$8,785.85	\$463.66	\$16,200.00
<u>Site & Amenities Maintenance</u>							
76400-00 - Lighting Maintenance	\$0.00	\$41.67	\$41.67	\$0.00	\$208.35	\$208.35	\$500.00
<u>Total Site & Amenities Maintenance</u>	\$0.00	\$41.67	\$41.67	\$0.00	\$208.35	\$208.35	\$500.00
<u>Taxes</u>							
58200-00 - Federal Income Taxes	\$0.00	\$0.00	\$0.00	\$760.00	\$760.00	\$0.00	\$3,600.00
<u>Total Taxes</u>	\$0.00	\$0.00	\$0.00	\$760.00	\$760.00	\$0.00	\$3,600.00
<u>Transfers Expense</u>							
90200-00 - Transfers to Replacement Reserve	\$1,769.00	\$1,769.00	\$0.00	\$8,845.00	\$8,845.00	\$0.00	\$21,228.00
<u>Total Transfers Expense</u>	\$1,769.00	\$1,769.00	\$0.00	\$8,845.00	\$8,845.00	\$0.00	\$21,228.00
<u>Utilities</u>							
56050-00 - Gas & Electricity	\$75.94	\$83.75	\$7.81	\$476.09	\$418.75	(\$57.34)	\$1,005.00
56200-00 - Water	\$1,489.64	\$1,700.00	\$210.36	\$7,827.12	\$8,500.00	\$672.88	\$20,400.00
56210-00 - Water, Irrigation	\$216.63	\$625.00	\$408.37	\$880.46	\$3,125.00	\$2,244.54	\$7,500.00
56250-00 - Sewer	\$2,036.37	\$2,283.33	\$246.96	\$10,899.95	\$11,416.65	\$516.70	\$27,400.00
<u>Total Utilities</u>	\$3,818.58	\$4,692.08	\$873.50	\$20,083.62	\$23,460.40	\$3,376.78	\$56,305.00
Total Expense	\$12,723.99	\$16,953.10	\$4,229.11	\$64,233.02	\$74,517.50	\$10,284.48	\$176,945.00
Operating Net Income	\$2,022.17	(\$2,207.69)	\$4,229.86	\$9,701.61	(\$790.45)	\$10,492.06	\$0.00
Net Income	\$2,022.17	(\$2,207.69)	\$4,229.86	\$9,701.61	(\$790.45)	\$10,492.06	\$0.00

Order: TFKGHNL3D
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Sundance Park Condominium Association
Budget Comparison Report - Replacement
5/1/2020 - 5/31/2020

	5/1/2020 - 5/31/2020			1/1/2020 - 5/31/2020			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Non-Member Income</u>							
48100-00 - Interest/Dividends Earned	\$286.28	\$416.67	(\$130.39)	\$5,665.35	\$2,083.35	\$3,582.00	\$5,000.00
<u>Total Non-Member Income</u>	\$286.28	\$416.67	(\$130.39)	\$5,665.35	\$2,083.35	\$3,582.00	\$5,000.00
<u>Transfers Income</u>							
49000-00 - Transfers Between Funds	\$1,769.00	\$1,769.00	\$0.00	\$8,845.00	\$8,845.00	\$0.00	\$21,228.00
<u>Total Transfers Income</u>	\$1,769.00	\$1,769.00	\$0.00	\$8,845.00	\$8,845.00	\$0.00	\$21,228.00
Total Income	\$2,055.28	\$2,185.67	(\$130.39)	\$14,510.35	\$10,928.35	\$3,582.00	\$26,228.00
Expense							
<u>Replacement Fund Expense</u>							
80000-00 - Reserve, Investment Advisor Fees	\$0.00	\$0.00	\$0.00	\$832.53	\$1,000.00	\$167.47	\$2,000.00
80130-00 - Reserve, Asphalt, seal coat	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,460.00
80160-00 - Reserve, Pest Control/Exclusion Work	\$0.00	\$0.00	\$0.00	\$26,406.02	\$0.00	(\$26,406.02)	\$0.00
80210-00 - Reserve, Landscape Renovations	\$0.00	\$0.00	\$0.00	\$775.51	\$1,000.00	\$224.49	\$10,300.00
<u>Total Replacement Fund Expense</u>	\$0.00	\$0.00	\$0.00	\$28,014.06	\$2,000.00	(\$26,014.06)	\$17,760.00
Total Expense	\$0.00	\$0.00	\$0.00	\$28,014.06	\$2,000.00	(\$26,014.06)	\$17,760.00
Operating Net Income	\$2,055.28	\$2,185.67	(\$130.39)	(\$13,503.71)	\$8,928.35	(\$22,432.06)	\$8,468.00
Net Income	\$2,055.28	\$2,185.67	(\$130.39)	(\$13,503.71)	\$8,928.35	(\$22,432.06)	\$8,468.00

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Sundance Park Condominium Association
Budget Comparison Report - 12 Months
1/1/2020 - 5/31/2020

Top line is budget

Bottom line is actual

Account		Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Yr To Date	Annual Budget
Income															
49000-00 - Transfers Between	BUD	\$1,769.00	\$1,769.00	\$1,769.00	\$1,769.00	\$1,769.00	\$1,769.00	\$1,769.00	\$1,769.00	\$1,769.00	\$1,769.00	\$1,769.00	\$1,769.00	\$8,845.00	\$21,228.00
	ACT	\$1,769.00	\$1,769.55	\$1,768.45	\$1,769.00	\$1,769.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$8,845.00	\$8,845.00
Assessments															
40000-00 - Assessments, Memb	BUD	\$14,743.33	\$14,743.33	\$14,743.33	\$14,743.33	\$14,743.33	\$14,743.33	\$14,743.33	\$14,743.33	\$14,743.33	\$14,743.33	\$14,743.33	\$14,743.37	\$73,716.65	\$176,920.00
	ACT	\$14,743.32	\$14,743.32	\$14,743.32	\$14,743.32	\$14,743.32	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$73,716.60	\$73,716.60
Non-Member Income															
48100-00 - Interest/Dividend	BUD	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.63	\$2,083.35	\$5,000.00
	ACT	\$261.53	\$778.77	\$2,873.09	\$1,480.87	\$289.12	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,683.38	\$5,683.38
Other Member Fees															
42100-00 - Fees, Move-In	BUD	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	ACT	\$200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$200.00	\$200.00
Transfers Income															
49000-00 - Transfers Between	BUD	\$1,769.00	\$1,769.00	\$1,769.00	\$1,769.00	\$1,769.00	\$1,769.00	\$1,769.00	\$1,769.00	\$1,769.00	\$1,769.00	\$1,769.00	\$1,769.00	\$8,845.00	\$21,228.00
	ACT	\$1,769.00	\$1,769.55	\$1,768.45	\$1,769.00	\$1,769.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$8,845.00	\$8,845.00
TOTAL INCOME	BUD	\$16,931.08	\$16,931.08	\$16,931.08	\$16,931.08	\$16,931.08	\$16,931.08	\$16,931.08	\$16,931.08	\$16,931.08	\$16,931.08	\$16,931.08	\$16,931.12	\$84,655.40	\$203,173.00
	ACT	\$16,973.85	\$17,291.64	\$19,384.86	\$17,993.19	\$16,801.44	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$88,444.98	\$88,444.98

Sundance Park Condominium Association
Budget Comparison Report - 12 Months
1/1/2020 - 5/31/2020

Top line is budget

Bottom line is actual

Account		Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Yr To Date	Annual Budget
Site & Amenities Maintenance															
76400-00 - Lighting	BUD	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.63	\$208.35	\$500.00

Sundance Park Condominium Association
Budget Comparison Report - 12 Months
1/1/2020 - 5/31/2020

Top line is budget

Bottom line is actual

Account		Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Yr To Date	Annual Budget
Maintena															
	ACT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Administrative Expenses															
50300-00 - Postage	BUD	\$8.33	\$8.33	\$8.33	\$8.33	\$8.33	\$8.33	\$8.33	\$8.33	\$8.33	\$8.33	\$8.33	\$8.37	\$41.65	\$100.00
	ACT	\$4.95	\$8.25	\$3.30	\$7.15	\$5.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$29.15	\$29.15
50350-00 - Printing & Reprod	BUD	\$18.75	\$18.75	\$18.75	\$18.75	\$18.75	\$18.75	\$18.75	\$18.75	\$18.75	\$18.75	\$18.75	\$18.75	\$93.75	\$225.00
	ACT	\$21.05	\$48.90	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$69.95	\$69.95
50400-00 - Office Supplies	BUD	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.63	\$83.35	\$200.00
	ACT	\$112.25	\$3.75	\$1.50	\$3.25	\$2.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$123.25	\$123.25
50500-00 - Annual Meeting	BUD	\$0.00	\$0.00	\$0.00	\$50.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50.00	\$50.00
	ACT	\$62.00	\$0.00	\$0.00	\$26.77	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$88.77	\$88.77
50550-00 - Corp Annual Licen	BUD	\$0.00	\$0.00	\$0.00	\$0.00	\$12.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$12.00	\$12.00
	ACT	\$0.00	\$0.00	\$0.00	\$0.00	\$12.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$12.00	\$12.00
50750-00 - Social Activity &	BUD	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00
	ACT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
50950-00 - Administrative, O	BUD	\$66.67	\$66.67	\$66.67	\$66.67	\$66.67	\$66.67	\$66.67	\$66.67	\$66.67	\$66.67	\$66.67	\$66.63	\$333.35	\$800.00
	ACT	\$159.64	\$66.40	\$66.40	\$238.41	\$65.40	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$596.25	\$596.25
Building Maintenance															
60200-00 - Roof Maintenance	BUD	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.63	\$2,083.35	\$5,000.00
	ACT	\$0.00	\$352.96	\$347.52	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$700.48	\$700.48
60250-00 - Gutter Cleaning &	BUD	\$1,500.00	\$0.00	\$0.00	\$0.00	\$1,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,500.00	\$0.00	\$0.00	\$2,500.00	\$4,000.00
	ACT	\$1,520.40	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,520.40	\$1,520.40
60550-00 - Dryer Vent Cleani	BUD	\$0.00	\$0.00	\$0.00	\$0.00	\$1,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,500.00	\$1,500.00
	ACT	\$0.00	\$0.00	\$0.00	\$0.00	\$1,303.20	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,303.20	\$1,303.20
60800-00 - Pest Control	BUD	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.37	\$416.65	\$1,000.00
	ACT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
60900-00 - Building/Structur	BUD	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.63	\$208.35	\$500.00
	ACT	\$0.00	\$0.00	\$0.00	\$363.82	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$363.82	\$363.82

Sundance Park Condominium Association
Budget Comparison Report - 12 Months
1/1/2020 - 5/31/2020

Top line is budget

Bottom line is actual

Account		Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Yr To Date	Annual Budget
60950-00 - General Maintenan	BUD	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.63	\$83.35	\$200.00
	ACT	\$0.00	\$26.85	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$26.85	\$26.85
Grounds Maintenance 68050-00 - Landscape Mainten	BUD	\$2,420.00	\$2,420.00	\$2,420.00	\$2,420.00	\$2,420.00	\$2,420.00	\$2,420.00	\$2,420.00	\$2,420.00	\$2,420.00	\$2,420.00	\$2,420.00	\$12,100.00	\$29,040.00
	ACT	\$2,420.00	\$2,420.00	\$0.00	\$2,389.20	\$2,389.20	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$9,618.40	\$9,618.40
68100-00 - Landscape Mainten	BUD	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.63	\$208.35	\$500.00
	ACT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
68200-00 - Landscape, Season	BUD	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	ACT	\$440.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$440.00	\$440.00
68300-00 - Landscape, Irriga	BUD	\$0.00	\$0.00	\$0.00	\$0.00	\$1,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,000.00	\$0.00	\$0.00	\$1,000.00	\$2,000.00
	ACT	\$0.00	\$0.00	\$0.00	\$0.00	\$1,086.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,086.00	\$1,086.00
68400-00 - Drainage Repair /	BUD	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.37	\$416.65	\$1,000.00
	ACT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Miscellaneous 99100-00 - Contingency	BUD	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00	\$0.00	\$0.00	\$0.00	\$1,000.00	\$0.00	\$0.00	\$5,000.00	\$500.00	\$6,500.00
	ACT	\$1,100.00	\$0.00	\$0.00	\$0.00	\$293.21	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,393.21	\$1,393.21
Operations 54150-00 - Insurance, CGL -	BUD	\$1,085.42	\$1,085.42	\$1,085.42	\$1,085.42	\$1,085.42	\$1,085.42	\$1,085.42	\$1,085.42	\$1,085.42	\$1,085.42	\$1,085.42	\$1,085.38	\$5,427.10	\$13,025.00
	ACT	\$1,083.32	\$1,083.32	\$1,083.32	\$264.60	\$1,014.40	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,528.96	\$4,528.96
54450-00 - Master Associatio	BUD	\$1,080.00	\$1,080.00	\$1,080.00	\$1,080.00	\$1,080.00	\$1,080.00	\$1,080.00	\$1,080.00	\$1,080.00	\$1,080.00	\$1,080.00	\$1,080.00	\$5,400.00	\$12,960.00
	ACT	\$1,080.38	\$1,080.38	\$1,080.38	\$1,080.38	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,321.52	\$4,321.52
Professional Services 52000-00 - Community Managem	BUD	\$765.00	\$765.00	\$765.00	\$765.00	\$765.00	\$765.00	\$765.00	\$765.00	\$765.00	\$765.00	\$765.00	\$765.00	\$3,825.00	\$9,180.00
	ACT	\$765.00	\$765.00	\$765.00	\$765.00	\$765.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,825.00	\$3,825.00
52000-10 - Management Fees -	BUD	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$125.00	\$300.00

6/13/2020

Sundance Park Condominium Association
Budget Comparison Report - 12 Months
1/1/2020 - 5/31/2020

Top line is budget

Bottom line is actual

Account		Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Yr To Date	Annual Budget
	ACT	\$20.00	\$100.00	\$0.00	\$20.00	\$150.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$290.00	\$290.00
52000-15 - Management Fees -	BUD	\$60.83	\$60.83	\$60.83	\$60.83	\$60.83	\$60.83	\$60.83	\$60.83	\$60.83	\$60.83	\$60.83	\$60.87	\$304.15	\$730.00
	ACT	\$60.00	\$50.00	\$150.00	\$50.00	\$50.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$360.00	\$360.00
52000-20 - Management Fees -	BUD	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.63	\$208.35	\$500.00
	ACT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
52000-90 - Management Fees -	BUD	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$625.00	\$1,500.00
	ACT	\$202.50	\$244.69	\$472.50	\$607.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,527.19	\$1,527.19
52000-99 - Management Fees,	BUD	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	ACT	(\$10.00)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$10.00)	(\$10.00)
52100-00 - Audit and/or Tax	BUD	\$0.00	\$2,300.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,300.00	\$2,300.00
	ACT	\$0.00	\$2,300.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,300.00	\$2,300.00
52150-00 - Attorney Fees	BUD	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.63	\$208.35	\$500.00
	ACT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
52200-30 - Collection, Manag	BUD	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	ACT	\$30.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$30.00	\$30.00
52300-00 - Reserve Study Fee	BUD	\$0.00	\$0.00	\$1,190.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,190.00	\$1,190.00
	ACT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Replacement Fund Expense															
80000-00 - Reserve, Investme	BUD	\$1,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,000.00	\$0.00	\$1,000.00	\$2,000.00
	ACT	\$832.53	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$832.53	\$832.53
80130-00 - Reserve, Asphalt,	BUD	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,460.00	\$0.00	\$0.00	\$5,460.00
	ACT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
80160-00 - Reserve, Pest Con	BUD	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	ACT	\$0.00	\$0.00	\$26,406.02	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$26,406.02	\$26,406.02
80210-00 - Reserve, Landscap	BUD	\$1,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$9,300.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,000.00	\$10,300.00

6/13/2020

Sundance Park Condominium Association
Budget Comparison Report - 12 Months
1/1/2020 - 5/31/2020

Top line is budget

Bottom line is actual

Account		Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Yr To Date	Annual Budget
	ACT	\$775.51	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$775.51	\$775.51
Taxes															
58200-00 - Federal Income Tax	BUD	\$0.00	\$0.00	\$0.00	\$760.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,840.00	\$0.00	\$0.00	\$760.00	\$3,600.00
	ACT	\$0.00	\$0.00	\$0.00	\$760.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$760.00	\$760.00
Transfers Expense															
90200-00 - Transfers to Repl	BUD	\$1,769.00	\$1,769.00	\$1,769.00	\$1,769.00	\$1,769.00	\$1,769.00	\$1,769.00	\$1,769.00	\$1,769.00	\$1,769.00	\$1,769.00	\$1,769.00	\$8,845.00	\$21,228.00
	ACT	\$1,769.00	\$1,769.55	\$1,768.45	\$1,769.00	\$1,769.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$8,845.00	\$8,845.00
Utilities															
56050-00 - Gas & Electricity	BUD	\$83.75	\$83.75	\$83.75	\$83.75	\$83.75	\$83.75	\$83.75	\$83.75	\$83.75	\$83.75	\$83.75	\$83.75	\$418.75	\$1,005.00
	ACT	\$118.84	\$106.77	\$93.42	\$81.12	\$75.94	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$476.09	\$476.09
56200-00 - Water	BUD	\$1,700.00	\$0.00	\$3,400.00	\$1,700.00	\$1,700.00	\$1,700.00	\$1,700.00	\$1,700.00	\$1,700.00	\$1,700.00	\$1,700.00	\$1,700.00	\$8,500.00	\$20,400.00
	ACT	\$1,563.14	\$0.00	\$3,176.20	\$1,598.14	\$1,489.64	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,827.12	\$7,827.12
56210-00 - Water, Irrigation	BUD	\$625.00	\$0.00	\$1,250.00	\$625.00	\$625.00	\$625.00	\$625.00	\$625.00	\$625.00	\$625.00	\$625.00	\$625.00	\$3,125.00	\$7,500.00
	ACT	\$161.67	\$0.00	\$340.49	\$161.67	\$216.63	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$880.46	\$880.46
56250-00 - Sewer	BUD	\$2,283.33	\$0.00	\$4,566.66	\$2,283.33	\$2,283.33	\$2,283.33	\$2,283.33	\$2,283.33	\$2,283.33	\$2,283.33	\$2,283.33	\$2,283.37	\$11,416.65	\$27,400.00
	ACT	\$2,199.69	\$0.00	\$4,424.65	\$2,239.24	\$2,036.37	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,899.95	\$10,899.95
TOTAL EXPENSE	BUD	\$16,441.10	\$10,632.77	\$18,739.43	\$13,751.10	\$16,953.10	\$22,241.10	\$13,441.10	\$12,941.10	\$13,941.10	\$18,281.10	\$19,401.10	\$17,940.90	\$76,517.50	\$194,705.00
	ACT	\$16,491.87	\$10,426.82	\$40,179.15	\$12,425.25	\$12,723.99	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$92,247.08	\$92,247.08
NET INCOME	BUD	\$489.98	\$6,298.31	(\$1,808.35)	\$3,179.98	(\$22.02)	(\$5,310.02)	\$3,489.98	\$3,989.98	\$2,989.98	(\$1,350.02)	(\$2,470.02)	(\$1,009.78)	\$8,137.90	\$8,468.00
	ACT	\$481.98	\$6,864.82	(\$20,794.29)	\$5,567.94	\$4,077.45	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$3,802.10)	(\$3,802.10)

Sundance Park Condominium Association
Balance Sheet
4/30/2020

	<u>Operating</u>	<u>Replacement</u>	<u>Total</u>
Assets			
<u>Cash-Operating</u>			
10000-00 - Cash, Operating, Checking	\$22,338.94		\$22,338.94
10400-00 - Cash, Operating, Insurance Deductible	\$10,160.49		\$10,160.49
<u>Total Cash-Operating</u>	\$32,499.43	\$0.00	\$32,499.43
<u>Cash-Reserve</u>			
12000-00 - Cash, Reserve		\$17,150.31	\$17,150.31
<u>Total Cash-Reserve</u>	\$0.00	\$17,150.31	\$17,150.31
<u>Cash-Investments</u>			
12350-00 - Cash, Reserve, Investment TD Ameritrade		\$696,211.25	\$696,211.25
<u>Total Cash-Investments</u>		\$696,211.25	\$696,211.25
<u>Current Assets</u>			
16200-00 - Prepaid Insurance - May	\$4,389.00		\$4,389.00
<u>Total Current Assets</u>	\$4,389.00	\$0.00	\$4,389.00
<i>Assets Total</i>	\$36,888.43	\$713,361.56	\$750,249.99
Liabilities & Equity			
<u>Current Liabilities</u>			
20000-00 - Accounts Payable	\$5,315.31		\$5,315.31
21100-00 - Prepaid, Assessments	\$8,609.10		\$8,609.10
<u>Total Current Liabilities</u>	\$13,924.41	\$0.00	\$13,924.41
<u>Retained Earnings</u>	\$15,284.58	\$729,144.50	\$744,429.08
<u>Net Income</u>	\$7,679.44	(\$15,782.94)	(\$8,103.50)
<i>Liabilities and Equity Total</i>	\$36,888.43	\$713,361.56	\$750,249.99

Order: TFKGHNL3D
Address: 23869 NE 112th Cir
Order Date: 07-21-2020
Document not for resale
HomeWiseDocs

Sundance Park Condominium Association
Budget Comparison Report - Operating
4/1/2020 - 4/30/2020

	4/1/2020 - 4/30/2020			1/1/2020 - 4/30/2020			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Assessments</u>							
40000-00 - Assessments, Member	\$14,743.32	\$14,743.33	(\$0.01)	\$58,973.28	\$58,973.32	(\$0.04)	\$176,920.00
<u>Total Assessments</u>	\$14,743.32	\$14,743.33	(\$0.01)	\$58,973.28	\$58,973.32	(\$0.04)	\$176,920.00
<u>Non-Member Income</u>							
48100-00 - Interest/Dividends Earned	\$3.13	\$2.08	\$1.05	\$15.19	\$8.32	\$6.87	\$25.00
<u>Total Non-Member Income</u>	\$3.13	\$2.08	\$1.05	\$15.19	\$8.32	\$6.87	\$25.00
<u>Other Member Fees</u>							
42100-00 - Fees, Move-In	\$0.00	\$0.00	\$0.00	\$200.00	\$0.00	\$200.00	\$0.00
<u>Total Other Member Fees</u>	\$0.00	\$0.00	\$0.00	\$200.00	\$0.00	\$200.00	\$0.00
Total Income	\$14,746.45	\$14,745.41	\$1.04	\$59,188.47	\$58,981.64	\$206.83	\$176,945.00
Expense							
<u>Administrative Expenses</u>							
50300-00 - Postage	\$7.15	\$8.33	\$1.18	\$23.65	\$33.32	\$9.67	\$100.00
50350-00 - Printing & Reproduction	\$0.00	\$18.75	\$18.75	\$69.95	\$75.00	\$5.05	\$225.00
50400-00 - Office Supplies	\$3.25	\$16.67	\$13.42	\$120.75	\$66.68	(\$54.07)	\$200.00
50500-00 - Annual Meeting	\$26.77	\$50.00	\$23.23	\$88.77	\$50.00	(\$38.77)	\$50.00
50550-00 - Corp Annual License	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$12.00
50750-00 - Social Activity & Events	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00
50950-00 - Administrative, Other	\$238.41	\$66.67	(\$171.74)	\$530.85	\$266.68	(\$264.17)	\$800.00
<u>Total Administrative Expenses</u>	\$275.58	\$160.42	(\$115.16)	\$833.97	\$491.68	(\$342.29)	\$1,887.00
<u>Building Maintenance</u>							
60200-00 - Roof Maintenance	\$0.00	\$416.67	\$416.67	\$700.48	\$1,666.68	\$966.20	\$5,000.00
60250-00 - Gutter Cleaning & Maintenance	\$0.00	\$0.00	\$0.00	\$1,520.40	\$1,500.00	(\$20.40)	\$4,000.00
60550-00 - Dryer Vent Cleaning	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,500.00
60800-00 - Pest Control	\$0.00	\$83.33	\$83.33	\$0.00	\$333.32	\$333.32	\$1,000.00
60900-00 - Building/Structure Maintenance	\$363.82	\$41.67	(\$322.15)	\$363.82	\$166.68	(\$197.14)	\$500.00
60950-00 - General Maintenance	\$0.00	\$16.67	\$16.67	\$26.85	\$66.68	\$39.83	\$200.00
<u>Total Building Maintenance</u>	\$363.82	\$558.34	\$194.52	\$2,611.55	\$3,733.36	\$1,121.81	\$12,200.00
<u>Grounds Maintenance</u>							
68050-00 - Landscape Maintenance, Contract	\$2,389.20	\$2,420.00	\$30.80	\$7,229.20	\$9,680.00	\$2,450.80	\$29,040.00
68100-00 - Landscape Maintenance, Other	\$0.00	\$41.67	\$41.67	\$0.00	\$166.68	\$166.68	\$500.00
68200-00 - Landscape, Seasonal Color	\$0.00	\$0.00	\$0.00	\$440.00	\$0.00	(\$440.00)	\$0.00
68300-00 - Landscape, Irrigation Maintenance	\$0.00	\$166.67	\$166.67	\$0.00	\$666.68	\$666.68	\$2,000.00
68400-00 - Drainage Repair / Maintenance	\$0.00	\$83.33	\$83.33	\$0.00	\$333.32	\$333.32	\$1,000.00
<u>Total Grounds Maintenance</u>	\$2,389.20	\$2,711.67	\$322.47	\$7,669.20	\$10,846.68	\$3,177.48	\$32,540.00
<u>Miscellaneous</u>							
99100-00 - Contingency	\$0.00	\$0.00	\$0.00	\$1,100.00	\$1,500.00	\$400.00	\$6,500.00
<u>Total Miscellaneous</u>	\$0.00	\$0.00	\$0.00	\$1,100.00	\$1,500.00	\$400.00	\$6,500.00
<u>Operations</u>							
54150-00 - Insurance, CGL - May	\$264.60	\$1,085.42	\$820.82	\$3,514.56	\$4,341.68	\$827.12	\$13,025.00

Sundance Park Condominium Association
Budget Comparison Report - Operating
4/1/2020 - 4/30/2020

	4/1/2020 - 4/30/2020			1/1/2020 - 4/30/2020			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
54450-00 - Master Association Assessments	\$1,080.38	\$1,080.00	(\$0.38)	\$4,321.52	\$4,320.00	(\$1.52)	\$12,960.00
<u>Total Operations</u>	\$1,344.98	\$2,165.42	\$820.44	\$7,836.08	\$8,661.68	\$825.60	\$25,985.00
<u>Professional Services</u>							
52000-00 - Community Management Fees	\$765.00	\$765.00	\$0.00	\$3,060.00	\$3,060.00	\$0.00	\$9,180.00
52000-10 - Management Fees - Administrative	\$20.00	\$25.00	\$5.00	\$140.00	\$100.00	(\$40.00)	\$300.00
52000-15 - Management Fees - Financial	\$50.00	\$60.83	\$10.83	\$310.00	\$243.32	(\$66.68)	\$730.00
52000-20 - Management Fees - Meetings	\$0.00	\$41.67	\$41.67	\$0.00	\$166.68	\$166.68	\$500.00
52000-90 - Management Fees - Hourly	\$607.50	\$125.00	(\$482.50)	\$1,527.19	\$500.00	(\$1,027.19)	\$1,500.00
52000-99 - Management Fees, Contra	\$0.00	\$0.00	\$0.00	(\$10.00)	\$0.00	\$10.00	\$0.00
52100-00 - Audit and/or Tax Return	\$0.00	\$0.00	\$0.00	\$2,300.00	\$2,300.00	\$0.00	\$2,300.00
52150-00 - Attorney Fees	\$0.00	\$41.67	\$41.67	\$0.00	\$166.68	\$166.68	\$500.00
52200-30 - Collection, Management	\$0.00	\$0.00	\$0.00	\$30.00	\$0.00	(\$30.00)	\$0.00
52300-00 - Reserve Study Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$1,190.00	\$1,190.00	\$1,190.00
<u>Total Professional Services</u>	\$1,442.50	\$1,059.17	(\$383.33)	\$7,357.19	\$7,726.68	\$369.49	\$16,200.00
<u>Site & Amenities Maintenance</u>							
76400-00 - Lighting Maintenance	\$0.00	\$41.67	\$41.67	\$0.00	\$166.68	\$166.68	\$500.00
<u>Total Site & Amenities Maintenance</u>	\$0.00	\$41.67	\$41.67	\$0.00	\$166.68	\$166.68	\$500.00
<u>Taxes</u>							
58200-00 - Federal Income Taxes	\$760.00	\$760.00	\$0.00	\$760.00	\$760.00	\$0.00	\$3,600.00
<u>Total Taxes</u>	\$760.00	\$760.00	\$0.00	\$760.00	\$760.00	\$0.00	\$3,600.00
<u>Transfers Expense</u>							
90200-00 - Transfers to Replacement Reserve	\$1,769.00	\$1,769.00	\$0.00	\$7,076.00	\$7,076.00	\$0.00	\$21,228.00
<u>Total Transfers Expense</u>	\$1,769.00	\$1,769.00	\$0.00	\$7,076.00	\$7,076.00	\$0.00	\$21,228.00
<u>Utilities</u>							
56050-00 - Gas & Electricity	\$81.12	\$83.75	\$2.63	\$400.15	\$335.00	(\$65.15)	\$1,005.00
56200-00 - Water	\$1,598.14	\$1,700.00	\$101.86	\$6,337.48	\$6,800.00	\$462.52	\$20,400.00
56210-00 - Water, Irrigation	\$161.67	\$625.00	\$463.33	\$663.83	\$2,500.00	\$1,836.17	\$7,500.00
56250-00 - Sewer	\$2,239.24	\$2,283.33	\$44.09	\$8,863.58	\$9,133.32	\$269.74	\$27,400.00
<u>Total Utilities</u>	\$4,080.17	\$4,692.08	\$611.91	\$16,265.04	\$18,768.32	\$2,503.28	\$56,305.00
Total Expense	\$12,425.25	\$13,917.77	\$1,492.52	\$51,509.03	\$59,731.08	\$8,222.05	\$176,945.00
Operating Net Income	\$2,321.20	\$827.64	\$1,493.56	\$7,679.44	(\$749.44)	\$8,428.88	\$0.00
Net Income	\$2,321.20	\$827.64	\$1,493.56	\$7,679.44	(\$749.44)	\$8,428.88	\$0.00

Order: TFKGHNL3D
Address: 23869 NE 112th Cir
Order Date: 07-21-2020
Document not for resale
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Sundance Park Condominium Association
Budget Comparison Report - Replacement
4/1/2020 - 4/30/2020

	4/1/2020 - 4/30/2020			1/1/2020 - 4/30/2020			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Non-Member Income</u>							
48100-00 - Interest/Dividends Earned	\$1,253.79	\$416.67	\$837.12	\$5,155.12	\$1,666.68	\$3,488.44	\$5,000.00
<u>Total Non-Member Income</u>	\$1,253.79	\$416.67	\$837.12	\$5,155.12	\$1,666.68	\$3,488.44	\$5,000.00
<u>Transfers Income</u>							
49000-00 - Transfers Between Funds	\$1,769.00	\$1,769.00	\$0.00	\$7,076.00	\$7,076.00	\$0.00	\$21,228.00
<u>Total Transfers Income</u>	\$1,769.00	\$1,769.00	\$0.00	\$7,076.00	\$7,076.00	\$0.00	\$21,228.00
Total Income	\$3,022.79	\$2,185.67	\$837.12	\$12,231.12	\$8,742.68	\$3,488.44	\$26,228.00
Expense							
<u>Replacement Fund Expense</u>							
80000-00 - Reserve, Investment Advisor Fees	\$0.00	\$0.00	\$0.00	\$832.53	\$1,000.00	\$167.47	\$2,000.00
80130-00 - Reserve, Asphalt, seal coat	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,460.00
80160-00 - Reserve, Pest Control/Exclusion Work	\$0.00	\$0.00	\$0.00	\$26,406.02	\$0.00	(\$26,406.02)	\$0.00
80210-00 - Reserve, Landscape Renovations	\$0.00	\$0.00	\$0.00	\$775.51	\$1,000.00	\$224.49	\$10,300.00
<u>Total Replacement Fund Expense</u>	\$0.00	\$0.00	\$0.00	\$28,014.06	\$2,000.00	(\$26,014.06)	\$17,760.00
Total Expense	\$0.00	\$0.00	\$0.00	\$28,014.06	\$2,000.00	(\$26,014.06)	\$17,760.00
Operating Net Income	\$3,022.79	\$2,185.67	\$837.12	(\$15,782.94)	\$6,742.68	(\$22,525.62)	\$8,468.00
Net Income	\$3,022.79	\$2,185.67	\$837.12	(\$15,782.94)	\$6,742.68	(\$22,525.62)	\$8,468.00

Order: TFKGHNL3D
Address: 23869 NE 112th Cir
Order Date: 07-21-2020
Document not for resale
HomeWiseDocs

Sundance Park Condominium Association
Budget Comparison Report - 12 Months
1/1/2020 - 4/30/2020

Top line is budget

Bottom line is actual

Account		Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Yr To Date	Annual Budget
Income															
49000-00 - Transfers Between	BUD	\$1,769.00	\$1,769.00	\$1,769.00	\$1,769.00	\$1,769.00	\$1,769.00	\$1,769.00	\$1,769.00	\$1,769.00	\$1,769.00	\$1,769.00	\$1,769.00	\$7,076.00	\$21,228.00
	ACT	\$1,769.00	\$1,769.55	\$1,768.45	\$1,769.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,076.00	\$7,076.00
Assessments															
40000-00 - Assessments, Memb	BUD	\$14,743.33	\$14,743.33	\$14,743.33	\$14,743.33	\$14,743.33	\$14,743.33	\$14,743.33	\$14,743.33	\$14,743.33	\$14,743.33	\$14,743.33	\$14,743.37	\$58,973.32	\$176,920.00
	ACT	\$14,743.32	\$14,743.32	\$14,743.32	\$14,743.32	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$58,973.28	\$58,973.28
Non-Member Income															
48100-00 - Interest/Dividend	BUD	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.63	\$1,666.68	\$5,000.00
	ACT	\$261.53	\$778.77	\$2,873.09	\$1,256.92	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,170.31	\$5,170.31
Other Member Fees															
42100-00 - Fees, Move-In	BUD	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	ACT	\$200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$200.00	\$200.00
Transfers Income															
49000-00 - Transfers Between	BUD	\$1,769.00	\$1,769.00	\$1,769.00	\$1,769.00	\$1,769.00	\$1,769.00	\$1,769.00	\$1,769.00	\$1,769.00	\$1,769.00	\$1,769.00	\$1,769.00	\$7,076.00	\$21,228.00
	ACT	\$1,769.00	\$1,769.55	\$1,768.45	\$1,769.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,076.00	\$7,076.00
TOTAL INCOME	BUD	\$16,931.08	\$16,931.08	\$16,931.08	\$16,931.08	\$16,931.08	\$16,931.08	\$16,931.08	\$16,931.08	\$16,931.08	\$16,931.08	\$16,931.08	\$16,931.12	\$67,724.32	\$203,173.00
	ACT	\$16,973.85	\$17,291.64	\$19,384.86	\$17,769.24	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$71,419.59	\$71,419.59

Sundance Park Condominium Association
Budget Comparison Report - 12 Months
1/1/2020 - 4/30/2020

Top line is budget

Bottom line is actual

Account		Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Yr To Date	Annual Budget
Site & Amenities Maintenance															
76400-00 - Lighting	BUD	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.63	\$166.68	\$500.00

Sundance Park Condominium Association
Budget Comparison Report - 12 Months
1/1/2020 - 4/30/2020

Top line is budget

Bottom line is actual

Account		Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Yr To Date	Annual Budget
Maintena															
	ACT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Administrative Expenses															
50300-00 - Postage	BUD	\$8.33	\$8.33	\$8.33	\$8.33	\$8.33	\$8.33	\$8.33	\$8.33	\$8.33	\$8.33	\$8.33	\$8.37	\$33.32	\$100.00
	ACT	\$4.95	\$8.25	\$3.30	\$7.15	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$23.65	\$23.65
50350-00 - Printing & Reprod	BUD	\$18.75	\$18.75	\$18.75	\$18.75	\$18.75	\$18.75	\$18.75	\$18.75	\$18.75	\$18.75	\$18.75	\$18.75	\$75.00	\$225.00
	ACT	\$21.05	\$48.90	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$69.95	\$69.95
50400-00 - Office Supplies	BUD	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.63	\$66.68	\$200.00
	ACT	\$112.25	\$3.75	\$1.50	\$3.25	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$120.75	\$120.75
50500-00 - Annual Meeting	BUD	\$0.00	\$0.00	\$0.00	\$50.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50.00	\$50.00
	ACT	\$62.00	\$0.00	\$0.00	\$26.77	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$88.77	\$88.77
50550-00 - Corp Annual Licen	BUD	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$12.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$12.00
	ACT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
50750-00 - Social Activity &	BUD	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00
	ACT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
50950-00 - Administrative, O	BUD	\$66.67	\$66.67	\$66.67	\$66.67	\$66.67	\$66.67	\$66.67	\$66.67	\$66.67	\$66.67	\$66.67	\$66.63	\$266.68	\$800.00
	ACT	\$159.64	\$66.40	\$66.40	\$238.41	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$530.85	\$530.85
Building Maintenance															
60200-00 - Roof Maintenance	BUD	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.63	\$1,666.68	\$5,000.00
	ACT	\$0.00	\$352.96	\$347.52	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$700.48	\$700.48
60250-00 - Gutter Cleaning &	BUD	\$1,500.00	\$0.00	\$0.00	\$0.00	\$1,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,500.00	\$0.00	\$0.00	\$1,500.00	\$4,000.00
	ACT	\$1,520.40	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,520.40	\$1,520.40
60550-00 - Dryer Vent Cleani	BUD	\$0.00	\$0.00	\$0.00	\$0.00	\$1,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,500.00
	ACT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
60800-00 - Pest Control	BUD	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.37	\$333.32	\$1,000.00
	ACT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
60900-00 - Building/Structur	BUD	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.63	\$166.68	\$500.00
	ACT	\$0.00	\$0.00	\$0.00	\$363.82	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$363.82	\$363.82

Sundance Park Condominium Association
Budget Comparison Report - 12 Months
1/1/2020 - 4/30/2020

Top line is budget

Bottom line is actual

Account		Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Yr To Date	Annual Budget
60950-00 - General Maintenan	BUD	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.63	\$66.68	\$200.00
	ACT	\$0.00	\$26.85	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$26.85	\$26.85
Grounds Maintenance 68050-00 - Landscape Mainten	BUD	\$2,420.00	\$2,420.00	\$2,420.00	\$2,420.00	\$2,420.00	\$2,420.00	\$2,420.00	\$2,420.00	\$2,420.00	\$2,420.00	\$2,420.00	\$2,420.00	\$9,680.00	\$29,040.00
	ACT	\$2,420.00	\$2,420.00	\$0.00	\$2,389.20	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,229.20	\$7,229.20
68100-00 - Landscape Mainten	BUD	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.63	\$166.68	\$500.00
	ACT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
68200-00 - Landscape, Season	BUD	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	ACT	\$440.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$440.00	\$440.00
68300-00 - Landscape, Irriga	BUD	\$166.67	\$166.67	\$166.67	\$166.67	\$166.67	\$166.67	\$166.67	\$166.67	\$166.67	\$166.67	\$166.67	\$166.63	\$666.68	\$2,000.00
	ACT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
68400-00 - Drainage Repair /	BUD	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.37	\$333.32	\$1,000.00
	ACT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Miscellaneous 99100-00 - Contingency	BUD	\$1,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,000.00	\$1,500.00	\$6,500.00
	ACT	\$1,100.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,100.00	\$1,100.00
Operations 54150-00 - Insurance, CGL -	BUD	\$1,085.42	\$1,085.42	\$1,085.42	\$1,085.42	\$1,085.42	\$1,085.42	\$1,085.42	\$1,085.42	\$1,085.42	\$1,085.42	\$1,085.42	\$1,085.38	\$4,341.68	\$13,025.00
	ACT	\$1,083.32	\$1,083.32	\$1,083.32	\$264.60	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,514.56	\$3,514.56
54450-00 - Master Associatio	BUD	\$1,080.00	\$1,080.00	\$1,080.00	\$1,080.00	\$1,080.00	\$1,080.00	\$1,080.00	\$1,080.00	\$1,080.00	\$1,080.00	\$1,080.00	\$1,080.00	\$4,320.00	\$12,960.00
	ACT	\$1,080.38	\$1,080.38	\$1,080.38	\$1,080.38	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,321.52	\$4,321.52
Professional Services 52000-00 - Community Managem	BUD	\$765.00	\$765.00	\$765.00	\$765.00	\$765.00	\$765.00	\$765.00	\$765.00	\$765.00	\$765.00	\$765.00	\$765.00	\$3,060.00	\$9,180.00
	ACT	\$765.00	\$765.00	\$765.00	\$765.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,060.00	\$3,060.00
52000-10 - Management Fees -	BUD	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$100.00	\$300.00

5/14/2020

Sundance Park Condominium Association
Budget Comparison Report - 12 Months
1/1/2020 - 4/30/2020

Top line is budget

Bottom line is actual

Account		Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Yr To Date	Annual Budget
	ACT	\$20.00	\$100.00	\$0.00	\$20.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$140.00	\$140.00
52000-15 - Management Fees -	BUD	\$60.83	\$60.83	\$60.83	\$60.83	\$60.83	\$60.83	\$60.83	\$60.83	\$60.83	\$60.83	\$60.83	\$60.87	\$243.32	\$730.00
	ACT	\$60.00	\$50.00	\$150.00	\$50.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$310.00	\$310.00
52000-20 - Management Fees -	BUD	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.63	\$166.68	\$500.00
	ACT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
52000-90 - Management Fees -	BUD	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$500.00	\$1,500.00
	ACT	\$202.50	\$244.69	\$472.50	\$607.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,527.19	\$1,527.19
52000-99 - Management Fees,	BUD	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	ACT	(\$10.00)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$10.00)	(\$10.00)
52100-00 - Audit and/or Tax	BUD	\$0.00	\$2,300.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,300.00	\$2,300.00
	ACT	\$0.00	\$2,300.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,300.00	\$2,300.00
52150-00 - Attorney Fees	BUD	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.63	\$166.68	\$500.00
	ACT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
52200-30 - Collection, Manag	BUD	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	ACT	\$30.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$30.00	\$30.00
52300-00 - Reserve Study Fee	BUD	\$0.00	\$0.00	\$1,190.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,190.00	\$1,190.00
	ACT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Replacement Fund Expense															
80000-00 - Reserve, Investme	BUD	\$1,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,000.00	\$0.00	\$1,000.00	\$2,000.00
	ACT	\$832.53	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$832.53	\$832.53
80130-00 - Reserve, Asphalt,	BUD	\$0.00	\$0.00	\$0.00	\$0.00	\$5,460.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,460.00
	ACT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
80160-00 - Reserve, Pest Con	BUD	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	ACT	\$0.00	\$0.00	\$26,406.02	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$26,406.02	\$26,406.02
80210-00 - Reserve, Landscap	BUD	\$1,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$9,300.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,000.00	\$10,300.00

5/14/2020

Sundance Park Condominium Association
Budget Comparison Report - 12 Months
1/1/2020 - 4/30/2020

Top line is budget

Bottom line is actual

Account		Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Yr To Date	Annual Budget
	ACT	\$775.51	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$775.51	\$775.51
Taxes															
58200-00 - Federal Income Tax	BUD	\$0.00	\$0.00	\$0.00	\$760.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,840.00	\$0.00	\$0.00	\$760.00	\$3,600.00
	ACT	\$0.00	\$0.00	\$0.00	\$760.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$760.00	\$760.00
Transfers Expense															
90200-00 - Transfers to Repl	BUD	\$1,769.00	\$1,769.00	\$1,769.00	\$1,769.00	\$1,769.00	\$1,769.00	\$1,769.00	\$1,769.00	\$1,769.00	\$1,769.00	\$1,769.00	\$1,769.00	\$7,076.00	\$21,228.00
	ACT	\$1,769.00	\$1,769.55	\$1,768.45	\$1,769.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,076.00	\$7,076.00
Utilities															
56050-00 - Gas & Electricity	BUD	\$83.75	\$83.75	\$83.75	\$83.75	\$83.75	\$83.75	\$83.75	\$83.75	\$83.75	\$83.75	\$83.75	\$83.75	\$335.00	\$1,005.00
	ACT	\$118.84	\$106.77	\$93.42	\$81.12	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$400.15	\$400.15
56200-00 - Water	BUD	\$1,700.00	\$0.00	\$3,400.00	\$1,700.00	\$1,700.00	\$1,700.00	\$1,700.00	\$1,700.00	\$1,700.00	\$1,700.00	\$1,700.00	\$1,700.00	\$6,800.00	\$20,400.00
	ACT	\$1,563.14	\$0.00	\$3,176.20	\$1,598.14	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,337.48	\$6,337.48
56210-00 - Water, Irrigation	BUD	\$625.00	\$0.00	\$1,250.00	\$625.00	\$625.00	\$625.00	\$625.00	\$625.00	\$625.00	\$625.00	\$625.00	\$625.00	\$2,500.00	\$7,500.00
	ACT	\$161.67	\$0.00	\$340.49	\$161.67	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$663.83	\$663.83
56250-00 - Sewer	BUD	\$2,283.33	\$0.00	\$4,566.66	\$2,283.33	\$2,283.33	\$2,283.33	\$2,283.33	\$2,283.33	\$2,283.33	\$2,283.33	\$2,283.33	\$2,283.37	\$9,133.32	\$27,400.00
	ACT	\$2,199.69	\$0.00	\$4,424.65	\$2,239.24	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$8,863.58	\$8,863.58
TOTAL EXPENSE	BUD	\$18,107.77	\$10,799.44	\$18,906.10	\$13,917.77	\$21,067.77	\$22,419.77	\$13,607.77	\$13,107.77	\$13,107.77	\$17,447.77	\$14,107.77	\$18,107.53	\$61,731.08	\$194,705.00
	ACT	\$16,491.87	\$10,426.82	\$40,179.15	\$12,425.25	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$79,523.09	\$79,523.09
NET INCOME	BUD	(\$1,176.69)	\$6,131.64	(\$1,975.02)	\$3,013.31	(\$4,136.69)	(\$5,488.69)	\$3,323.31	\$3,823.31	\$3,823.31	(\$516.69)	\$2,823.31	(\$1,176.41)	\$5,993.24	\$8,468.00
	ACT	\$481.98	\$6,864.82	(\$20,794.29)	\$5,343.99	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$8,103.50)	(\$8,103.50)

Engineering Report
Sundance Park Condominium Association

Order: TFKGHNL3D
Address: 23869 NE 112th Cir
Order Date: 07-21-2020
Document not for resale
HomeWiseDocs

This document is currently either not available or not applicable for this association.

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Info Brochure
Sundance Park Condominium Association

Order: TFKGHNL3D
Address: 23869 NE 112th Cir
Order Date: 07-21-2020
Document not for resale
HomeWiseDocs

SPECIAL ISSUES & CIRCUMSTANCES

NEWLY DEVELOPED COMMUNITIES

Determine not only when but also how the developer plans to transition control of the community to homeowners.

RESALE

Consult a community association manager or association officer to determine if there are unresolved issues pertaining to that property, delinquent assessments or unapproved architectural changes, for example.

BUYING TO RENT

Examine the CC&Rs with respect to regulations affecting rentals. Remember, it will be your responsibility to educate your renters and ensure they abide by the association's rules.

CONDOMINIUM CONVERSIONS

You need to be especially diligent to make sure you know exactly what you're buying. Appearances can be misleading. Old buildings are old buildings. A snappy, refurbished lobby does not necessarily mean that the heating system, elevators and roof aren't due for expensive overhauls.

QUESTIONS YOU SHOULD ASK

At a minimum, you should be able to answer the following questions before you buy a home in a community association:

- How much are the assessments, and when are payments due?
- What do the assessments cover?
- What is not covered and, thus, what are your individual responsibilities as a homeowner?
- What procedures are in place to collect delinquent assessments?
- How often can assessments increase and by how much?
- What is the annual budget and how does it compare to similar communities?
- Does the community have a viable reserve to fund major, long-term maintenance and repairs?
- Have special assessments been levied by the association on homeowners? If so, for how much and for what purpose?
- Are there restrictions on renting property?
- Do the architectural guidelines suit your preferences?
- Is the community age-restricted? If so, what is the policy on underage residents?
- Are there simmering issues between homeowners and the elected board?
- What are the rules with respect to pets, flags, outside antennas, satellite dishes, clotheslines, fences, patios, parking and home businesses?
- Are board meetings open to all residents?

ADDITIONAL RESOURCES

Go to www.caionline.org for even more detailed information about association-governed communities. Our free homeowner education course manual, *An Introduction to Community Association Living*, can be accessed at www.caionline.org/about/education.cfm.

While on the website, you may also want to review CAI's *Rights and Responsibilities for Better Communities*, a series of 42 principles and practices designed to help association-governed communities promote harmony, enhance communication and reduce the potential for conflict. For more information, go to www.caionline.org/rightsandresponsibilities/index.cfm.

CAI: AMERICA'S ADVOCATE FOR RESPONSIBLE COMMUNITIES

Community Associations Institute is a national organization dedicated to fostering vibrant, responsive, competent community associations. Founded in 1973, CAI provides education and resources to association-governed communities. Its members include community association volunteer leaders, professional managers, community management firms and companies that provide products and services to community associations.

Working closely with more than 50 state, regional and local chapters nationwide, CAI conducts research and serves as a clearinghouse for the latest information in community association management and governance. CAI serves its members with books, seminars and workshops, research, continuing education and publications, including *Common Ground* magazine and specialized newsletters on community association management, governance and law.



225 Reinekers Lane, Suite 300
Alexandria, VA 22314
www.caionline.org
888.224.4321

COMMUNITY MATTERS

WHAT YOU SHOULD KNOW BEFORE YOU BUY



COMMUNITY ASSOCIATIONS offer choices, lifestyles, amenities, services and efficiencies that people value. More than 54 million Americans choose to live in condominium and homeowner associations, cooperatives and other planned communities.

For many, a condominium or planned community can be the most affordable way to own a home. Others are drawn to the architectural uniformity of the neighborhood or the landscaping. Still others are attracted by recreational amenities and social opportunities.

Many community associations offer services and amenities that most Americans cannot afford on their own—swimming pools, tennis courts, playgrounds, lakes and ponds, professional security, even golf courses. These communities also provide some degree of protection against neighborhood degradation and deterioration—cars on cinder blocks, dilapidated homes or yards that are not maintained.

But with all of their inherent advantages, community associations occasionally face complicated issues, none more common than the challenge of balancing the best interests of the community as a whole with the preferences of individual residents. Issues often arise because of unrealistic expectations, misinformation and misunderstanding.

You can help ensure a more positive and fulfilling community experience by learning all you can about a community before you buy a home.

WHAT IS A COMMUNITY ASSOCIATION?

A community association may have any number of names, including homeowners association, property owners association, condominium association, cooperative, council of homeowners and common interest development. While there can be substantive differences among these types, the fundamental responsibility of an association is to preserve the nature of the

community and protect the value of the property owned by members.

In all cases, the association is likely administered by a board of directors—volunteer homeowners elected by their fellow residents to set policy. Larger communities typically hire full-time, on-site managers. Others contract with management firms for selected services, such as financial management and maintenance, for example. Smaller associations with more limited budgets often rely on resident volunteers for all management and oversight. One volunteer might handle bookkeeping, another might oversee landscaping, and still another may manage the pool.

Whether a community is self-managed or able to hire professional management services, homeowner involvement is essential.

WHAT YOU NEED TO KNOW

When you have your eyes on a particular home, the first thing you should do is ask your real estate agent if it's part of a community association. If so, try to obtain copies of the governing documents, including the Covenants, Conditions & Restrictions (CC&Rs), and read the information carefully. If you don't understand something, discuss it with your agent or consult an attorney for guidance. Ask your agent how to get these documents. You may have to pay a fee.

It is essential that prospective buyers remember that homeowners—explicitly or implicitly—agree to comply with CC&Rs when they move into an association-governed community. These rules typically apply to assessments, architectural guidelines (such as additions, decks and paint colors), landscaping, maintenance, satellite dishes, clotheslines, fences, flags, parking, pets, patios and more.

You can also talk to people who live in the community. Find out how they feel, not only about the neighborhood, but also about how the community is governed and managed. Ask to talk to the president of the association, a member of the elected board or the professional who manages the community.

ASSESSMENTS: YOUR FAIR SHARE

Before buying a home in an association-governed community, you should examine the association budget carefully because it sets the level of assessments and services. Collected monthly, quarterly or annually, assessments are not voluntary. They are mandatory homeowner dues that must be paid or the association can take legal action, such as placing a lien against your property, an action that can lead in rare cases to foreclosure. More importantly, as a member of that community, it is your obligation to pay your fair share of the costs.

Determine what the assessment covers and what it does not cover. Assessments typically cover expenses for items such as maintenance of common areas, trash collection, snow removal, private streets, recreational facilities and other amenities. In some communities, assessments cover exterior maintenance to units.

Determine if the budget includes a reserve fund for major expenditures. Most communities will require large expenditures at some time—roofs

replaced or private roads and parking areas resurfaced, for example. If there is no reserve fund, the association will likely have to impose special assessments when major projects become necessary—and that can be an expensive and unanticipated financial burden.

MANAGING YOUR EXPECTATIONS

You've identified your ideal home. You've done your homework. You're ready to buy. But there's one more thing on your checklist: Resolve to manage your own expectations. Like any endeavor involving people, community association living is not utopia. With all their inherent advantages, community associations are not unlike any human enterprise. Judgments are subjective and subject to change. Decisions are not always met with unanimous approval. Mistakes are made.

As you ponder your own expectations, remember that some personalities are not suited for community association living. Some people bristle when faced with rules and regulations that must be enforced to maintain established community standards. Ask yourself if you're likely to have buyer's remorse the first time you run up against a rule you don't like.

Be sure to ask the most important questions: Is it the right kind of community for you and your family? Does it fit your lifestyle and sense of community?

Does it provide the amenities you want—a community pool, recreational opportunities, attractive common grounds, ample parking and proximity to schools? Is it a good investment?

Finally, once you're in your home, make the decision to get involved in your community. Attend board meetings, serve on a committee or even seek a seat on the association board. It's your community, your investment and your home!



Insurance Dec Page
Sundance Park Condominium Association

Order: TFKGHNL3D
Address: 23869 NE 112th Cir
Order Date: 07-21-2020
Document not for resale
HomeWiseDocs



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

4/24/2020

PRODUCER Phone: 425-455-5640
The Partners Group Ltd
11225 SE 6th St., Suite 110
Bellevue WA 98004

Fax: 425-455-6727

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

INSURERS AFFORDING COVERAGE

NAIC

INSURED
Sundance Park Condominium Association
c/o Trestle Community Management
2100 124th Ave NE, Suite 110
Bellevue WA 98005

INSURER A: Country Casualty Insurance Company

20982

INSURER B: Great American Alliance Insurance Co

26832

INSURER C: Great American Insurance Company

16691

INSURER D: Hanover Ins. Group

58505

INSURER E:

COVERAGES

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR	ADD'L LTR	INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	LIMITS
A			GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC	WA020022550301	5/17/2020	5/17/2021	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
A			AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS	WA020022550301	5/17/2020	5/17/2021	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
			GARAGE LIABILITY <input type="checkbox"/> ANY AUTO				AUTO ONLY - EA ACCIDENT \$ OTHER THAN EA ACC AGG \$ AUTO ONLY: \$
B			EXCESS / UMBRELLA LIABILITY <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> DEDUCTIBLE <input type="checkbox"/> RETENTION \$	UM30188795	5/17/2020	5/17/2021	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ \$ \$ \$
			WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y / N If yes, describe under SPECIAL PROVISIONS below				WC STATU-TORY LIMITS <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
D C			OTHER Crime (Fidelity) Directors & Officers	BD2H24506900 EPPE29457302	5/17/2020 5/17/2020	5/17/2021 5/17/2021	Crime Limit 500,000 Crime Deductible 2,000 D&O Limit 1,000,000 D&O Deductible 1,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS

Certificate Holder is named as Additional Insured as respects the Named Insured. Severability of Interests / Separation of Insured's applicable. Property Manager is included as an insured on the Fidelity / Crime policy. (48 residential units, 21 buildings).

CERTIFICATE HOLDER

CANCELLATION

Evidence of Insurance

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE

ACORD 25 (2009/01)

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Order Date: 07-21-2020

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EVIDENCE OF COMMERCIAL PROPERTY INSURANCE

DATE (MM/DD/YYYY)

4/24/2020

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PRODUCER NAME, CONTACT PERSON AND ADDRESS The Partners Group Ltd 11225 SE 6th St., Suite 110 Bellevue, WA 98004		PHONE (A/C, No, Ext): 425-455-5640	COMPANY NAME AND ADDRESS Country Casualty Insurance Company		NAIC NO: 20982
FAX (A/C, No): 425-455-6727		E-MAIL ADDRESS: condos@tpgrp.com		IF MULTIPLE COMPANIES, COMPLETE SEPARATE FORM FOR EACH	
CODE: AGENCY CUSTOMER ID #:		SUB CODE:		POLICY TYPE Property	
NAMED INSURED AND ADDRESS Sundance Park Condominium Association c/o Trestle Community Management 2100 124th Ave NE, Suite 110 Bellevue, WA 98005		LOAN NUMBER		POLICY NUMBER WA020022550301	
ADDITIONAL NAMED INSURED(S)		EFFECTIVE DATE 05/17/2020		EXPIRATION DATE 05/17/2021	<input type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED
		THIS REPLACES PRIOR EVIDENCE DATED:			

PROPERTY INFORMATION (Use REMARKS on page 2, if more space is required) ☒ BUILDING OR ☐ BUSINESS PERSONAL PROPERTYLOCATION/DESCRIPTION
See Additional Remarks

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS EVIDENCE OF PROPERTY INSURANCE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

COVERAGE INFORMATION

PERILS INSURED

BASIC

BROAD

☒

SPECIAL

☐

COMMERCIAL PROPERTY COVERAGE AMOUNT OF INSURANCE: \$ 17,789,151


DED:10,000

	YES	NO	N/A	
<input checked="" type="checkbox"/> BUSINESS INCOME <input type="checkbox"/> RENTAL VALUE	X			If YES, LIMIT: <input checked="" type="checkbox"/> Actual Loss Sustained; # of months: 18
BLANKET COVERAGE		X		If YES, indicate value(s) reported on property identified above: \$
TERRORISM COVERAGE		X		Attach Disclosure Notice / DEC
IS THERE A TERRORISM-SPECIFIC EXCLUSION?	X			
IS DOMESTIC TERRORISM EXCLUDED?	X			
LIMITED FUNGUS COVERAGE	X			If YES, LIMIT:15,000 DED:
FUNGUS EXCLUSION (If "YES", specify organization's form used)		X		
REPLACEMENT COST	X			Guarenteed Replacement Cost
AGREED VALUE			X	
COINSURANCE		X		If YES, %
EQUIPMENT BREAKDOWN (If Applicable)	X			If YES, LIMIT:17,789,151 DED:10,000
ORDINANCE OR LAW - Coverage for loss to undamaged portion of bldg	X			
- Demolition Costs	X			If YES, LIMIT:859,392 DED:10,000
- Incr. Cost of Construction	X			If YES, LIMIT:859,392 DED:10,000
EARTH MOVEMENT (If Applicable)		X		If YES, LIMIT: DED:
FLOOD (If Applicable)		X		If YES, LIMIT: DED:
WIND / HAIL (If Subject to Different Provisions)	X			If YES, LIMIT:17,789,151 DED:10,000
PERMISSION TO WAIVE SUBROGATION IN FAVOR OF MORTGAGE HOLDER PRIOR TO LOSS	X			

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

ADDITIONAL INTEREST

MORTGAGEE	CONTRACT OF SALE	LENDER SERVICING AGENT NAME AND ADDRESS
LENDERS LOSS PAYABLE		
NAME AND ADDRESS Evidence of Insurance		AUTHORIZED REPRESENTATIVE 

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Page 1 of 2

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EVIDENCE OF COMMERCIAL PROPERTY INSURANCE REMARKS - Including Special Conditions (Use only if more space is required)

Certificate Holder is named as Mortgagee / Loss Payee. Coverage is "All In" including Tenant Improvement and Betterments (TIB), walls in and interior build out. Wind / Hail coverage is included and is subject to the property deductible. (48 residential units, 21 buildings).

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OBTAINING A CERTIFICATE OF INSURANCE

Lender Instructions



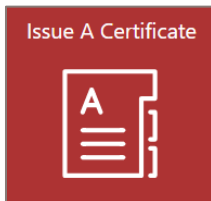
1. **CLICK HERE** or go to <https://portal.csr24.com/mvc/4555640>:

- a. Enter the following Username and Password:



Username: **sundancepark**
Password: **certs**

- b. Select the "Issue a Certificate" icon



2. Issue the Property Certificate:

- a. Select the Property Certificate Link

Friday, October 25, 2019

Certificate Selection List Previously Issued

Certificate Date Find

Preview	Certificate	Descriptions of Ops	Expiration Date
	19-20 Liability Certificate	Certificate Holder is named as Additional Insured as respect...	10/1/2020
	19-20 Property Certificate	Certificate Holder is named as Mortgagee / Loss Payee. Coverage is "All In...	10/1/2020

2 Result(s)

- b. Click "Add Holder" at the top, or select an existing entry

Certificate Selection List

Friday, October 11, 2019

Select Holder Add Holder

Name Address Description of Ops Find

▼ Advanced Options

Name	Address	Named Insured	Description of Ops
AmeriSave Mortgage Corp...	3525 Piedmont Road NE 8... Atlanta, GA		Unit Owner Name: SpongeBob Squarepant...
Caliber Home Loans, INC	ISAOA/ATIMA Springfield, OH 45501-7731		Unit Owner Name: Chuck Norris Address: 1...
Cornerstone Home Lending...	1177 West Loop South, Suit... Houston, TX 77027		Unit Owner Name: Jane R. Doe Address: 11...
Evidence of Insurance			Evidence of Insurance only.
Guild Mortgage Company	ISAOA San Diego, CA 92186-5304		Unit Owner Name: Bill S. Nye Address: 832...
USAA Federal Savings Bank...	P.O. Box 7729 Springfield, OH 45501-7729		Unit Owner Name: Betty White Address: 34...


6 Result(s)

Order: TFKGHNL3D
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c. Holder Information

This is where you enter the Lender/Mortgagee information, following the guide below:

Note: Do NOT enter your client's loan # in the 'Loan Number' box – you will do this later.

 Add Holder

▼ Holder Information

Name	Lender / Company Name
Address	
Line 1	Address 1
Line 2	Address 2
Line 3	
Line 4	
City	City
State/Province	WA
Zip/Postal Code	99999
Country	

This certificate supersedes previously issued certificate ☐ Yes

Do They Receive Renewals ☒ Yes ☐ One Time Only Interest Ends

Loan Number *DO NOT ADD LOAN # HERE*

Summary

Group Code

d. Property / Nature of Interest

- Additional Named Insured – Leave this blank
- Property Information – Leave this blank
- Check appropriate boxes for 'Mortgagee' and 'Loss Payee'
- Other Interest – Leave both fields blank

▼ Property/Nature of Interest

Additional Named Insured	LEAVE BLANK
Property Information (Location/Description)	LEAVE BLANK
	Lookup
Mortgagee	<input checked="" type="checkbox"/>
Loss Payee	<input checked="" type="checkbox"/>
Other Interest	<input type="text"/> Please Select ▼
Other Interest	<input type="text"/> Please Select ▼

e. Description of Operations

This is where you enter your borrower's information, following the guide below:

- Click the "Lookup" button within the 'Holder Specific Portion' – a popup window will appear.

Lookup

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- ii. Select the 'Owner Information' template, which will populate the appropriate lines in the 'Description' box as follows:

Owner Information	Unit Owner Name: Address: Unit #
-------------------	--

- iii. Enter the unit owner's **Name(s), Property Address, Unit #, and Loan #**

Description of Operations

Certificate Portion

Holder Specific Portion

Unit Owner Name: CHUCK NORRIS
Address: 17119 ROUNDHOUSE RD, SEATTLE, WA 98119
Unit #201
Loan #321352856

Lookup

Spell Check

f. Delivery Information – Recipient #1

You will send the certificate to your email address

- i. Enter Your Name (or the intended recipient's name) in the 'Attention' box
ii. Check the 'Email the Form' box and enter your email address in the 'Email' field

Recipient 1

Attention

Subject

Message

Your Name

Proof of Insurance for Sample Homeowners Association

Email the Form

Email


☒

youremail@mortgagecompany.com

- iii. If everything looks correct, click "Submit" to send the Property Certificate to yourself.

Submit

- g. If you also need a Certificate of Liability Insurance for your client, click "Issue Another Certificate" and proceed to Step 3 of the instructions. If not, you're now finished and can close the window.

 Confirmation

Open Certificate

Issue Another Certificate

Thank you John Smith!

The form has been delivered to the following recipients.


Emailed to Your Name - youremail@mortgagecompany.com

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3. Issue the Liability Certificate

a. Select the Liability Certificate Link

Friday, October 25, 2019

 Certificate Selection List Previously Issued

Certificate Date Find

Preview	Certificate	Descriptions of Ops	Expiration Date
	19-20 Liability Certificate	Certificate Holder is named as Additional Insured as respects the Named I...	10/1/2020
	19-20 Property Certificate	Certificate Holder is named as Mortgagee / Loss Payee. Coverage is "All In...	10/1/2020

2 Result(s)

b. If you've already completed a Property Certificate, your lender and client information should be available on the list. You can also search for the entry using the search bar.

× Find

▼ Advanced Options

c. Once you select the holder, info from the previously issued certificate should copy over.

Leave everything as is.

d. Click "Submit" to send the Liability Certificate to yourself.

Submit

Certificate Issuance is now complete.

After you hit submit, the next screen will confirm that the information has been submitted. The generated certificate will be instantly sent to your email address provided.

If you do not receive the certificate in your email within a couple minutes, please check your junk mail folder. If it still has not arrived, feel free to call our office at (425) 455-5640 or email at condos@tpgrp.com.



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New Owner Forms
Sundance Park Condominium Association

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Owner Registration Form

Please return via email to
admin@trestlecm.com or mail to
 Trestle Community Management
 2100 124th Ave NE, Suite 110
 Bellevue, WA 98005

Fill out online: www.TrestleCM.com/ORF

Main: 425-454-6404
 Fax: 425-250-3508

Community Name:		Unit/Lot#
Property Address:		

Send Mail To: ☐ Property ☐ Other Address:

Statement Preference: ☐ Mail ☐ Email: ☐ None (Do not send)

Legal Owner(s)	1 Name		Occupant?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
	2 Name		Occupant?	Yes <input type="checkbox"/>	No <input type="checkbox"/>

Owner Contact Information				
	Cell	Home	Work	Email
1				
2				

Owner Emergency Contact					
Name	Primary Phone	Alternate Phone	Email	Relationship	Key?

Tenant(s)	1 Name		Relative?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
	2 Name		Relative?	Yes <input type="checkbox"/>	No <input type="checkbox"/>

Tenant Contact Information				
	Cell	Home	Work	Email
1				
2				

Property Manager Contact Information				
Name	Company	Phone	Email	Address

On Site Vehicles							
	Make	Model	Year	Color	Plate	State	Parking Pass #
1							
2							

On Site Pets					
	Type	Name	Breed	Size (S/M/L)	License #
1					
2					

Hot Water Heater	Date installed/replaced	Model #	Serial #	Warranty Years

Completed By Name	Signature	Date

Entering your name and date on this form electronically will serve as a substitute for your signature.

Trestle ORF rev 06.2017

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Reserve Reports
Sundance Park Condominium Association

Order: TFKGHNL3D
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Update "No-Site-Visit" Reserve Study



Sundance Park Redmond, WA

Report #: 16255-11
For Period Beginning: January 1, 2020
Expires: December 31, 2020

Date Prepared: July 12, 2019



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Hello, and welcome to your Reserve Study!

This Report is a valuable budget planning tool, for with it you control the future of your association. It contains all the fundamental information needed to understand your current and future Reserve obligations, the most significant expenditures your association will face.

With respect to Reserves, this Report will tell you "where you are," and "where to go from here."

In this Report, you will find...

- 1) A List of What you're Reserving For**
- 2) An Evaluation of your Reserve Fund Size and Strength**
- 3) A Recommended Multi-Year Reserve Funding Plan**

More Questions?

Visit our website at www.ReserveStudy.com or call us at:

253-661-5437



**ASSOCIATION
RESERVES™**

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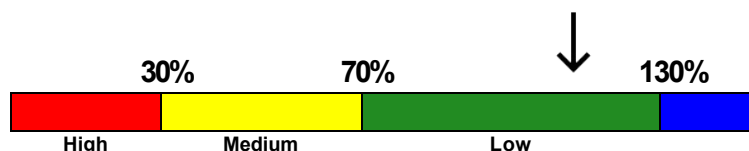
3- Minute Executive Summary

Association: Sundance Park **Assoc. #: 16255-11**
Location: Redmond, WA **# of Units: 48**
Report Period: January 1, 2020 through December 31, 2020

Findings/Recommendations as-of: January 1, 2020

Starting Reserve Balance	\$745,605
Current Fully Funded Reserve Balance	\$649,485
Percent Funded	114.8 %
Average Reserve Deficit or (Surplus) Per Unit	(\$2,002)
Recommended 2020 100% Monthly "Full Funding" Contributions	\$7,550
Recommended 2020 70% Monthly "Threshold Funding" Contributions	\$5,740
2020 "Alternate / Baseline Funding" minimum to keep Reserves above \$0	\$2,440
Most Recent Budgeted Contribution Rate	\$1,769

Reserves % Funded: 114.8%



Special Assessment Risk:

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves 1.00 %
 Annual Inflation Rate 3.00 %

- This is a Update "No-Site-Visit" Reserve Study, meeting or exceeding all requirements of the RCW. This study was prepared by, or under the supervision of a credentialed Reserve Specialist (RS™).
- Your Reserve Fund is currently 114.8 % Funded. This means the association's special assessment & deferred maintenance risk is currently Low. The objective of your multi-year Funding Plan is to fund your Reserves to a level where you will enjoy a low risk of such Reserve cash flow problems.
- Based on this starting point and your anticipated future expenses, our recommendation is to budget Reserve Contributions to within the 70% to 100% range as noted above. The 100% "Full" and 70% contribution rates are designed to gradually achieve these funding objectives by the end of our 30-year report scope.
- No assets appropriate for Reserve designation known to be excluded. See appendix for component information and the basis of our assumptions. "Alternate Funding" in this report is synonymous with Baseline Funding, as defined within the RCW "to maintain the reserve account balance above zero throughout the thirty-year study period, without special assessments." Funding plan contribution rates are presented as an aggregate total, assuming average percentage of ownership. The actual ownership allocation may vary - refer to your governing documents.

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Site/Grounds				
110	Wood Rail - Replace	24	16	\$5,150
120	Asphalt - Resurface	30	15	\$50,100
121	Asphalt - Seal/Repair	5	0	\$5,460
142	Trellis/Arbor - Replace	20	12	\$9,270
160	Pole Lights - Replace	20	6	\$18,550
161	Pole Lights - Replace	20	9	\$9,250
170	Landscape - Refurbish	10	7	\$21,950
173	Landscape Renovations: 2020	0	0	\$10,300
174	Landscape Renovations: 2021	0	1	\$6,300
175	Irrigation System - Repair/Replace	10	4	\$5,300
205	Mailboxes - Replace	20	6	\$6,500
Building Exterior				
500	Roof: Comp Shingle - Repair/Replace	22	8	\$433,000
510	Gutters/Downspouts - Repair/Replace	22	8	\$34,900
520	Siding: Fiber-Cement - Replace	50	45	\$1,320,000
525	Building Exterior - Paint/Caulk	12	5	\$236,500

15 Total Funded Components

Note 1: Yellow highlighted line items are expected to require attention in this initial year, green highlighted items are expected to occur within the first-five years.

Introduction



A Reserve Study is the art and science of anticipating, and preparing for, an association's major common area repair and replacement expenses. Partially art, because in this field we are making projections about the future. Partially science, because our work is a combination of research and well-defined computations, following consistent National Reserve Study Standard principles.

The foundation of this and every Reserve Study is your Reserve Component List (what you are reserving for). This is because the Reserve Component List defines the *scope and schedule* of all your anticipated upcoming Reserve projects. Based on that List and your starting balance, we calculate the association's Reserve Fund Strength (reported in terms of "Percent Funded"). Then we compute a Reserve Funding Plan to provide for the Reserve needs of the association. These form the three results of your Reserve Study.



Reserve contributions are not “for the future”. Reserve contributions are designed to offset the ongoing, daily deterioration of your Reserve assets. Done well, a stable, budgeted Reserve Funding Plan will collect sufficient funds from the owners who enjoyed the use of those assets, so the association is financially prepared for the irregular expenditures scattered through future years when those projects eventually require replacement.

Methodology



For this [Update No-Site-Visit Reserve Study](#), we started with a review of your prior Reserve Study, then looked into recent Reserve expenditures, evaluated how expenditures are handled (ongoing maintenance vs Reserves), and researched any well-established association

precedents. We updated and adjusted your Reserve Component List on the basis of time elapsed since the last Reserve Study and interviews with association representatives.

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Which Physical Assets are Funded by Reserves?

There is a national-standard four-part test to determine which expenses should appear in your Reserve Component List. First, it must be a common area maintenance responsibility. Second, the component must have a limited life. Third, the remaining life must be predictable (or it by definition is a *surprise* which cannot be accurately anticipated). Fourth, the component must be above a minimum threshold cost (often between .5% and 1% of an association's total budget). This limits Reserve



RESERVE COMPONENT "FOUR-PART TEST"

Components to major, predictable expenses. Within this framework, it is inappropriate to include *lifetime* components, unpredictable expenses (such as damage due to fire, flood, or earthquake), and expenses more appropriately handled from the Operational Budget or as an insured loss.

How do we establish Useful Life and Remaining Useful Life estimates?

- 1) Visual Inspection (observed wear and age)
- 2) Association Reserves database of experience
- 3) Client History (install dates & previous life cycle information)
- 4) Vendor Evaluation and Recommendation

How do we establish Current Repair/Replacement Cost Estimates?

In this order...

- 1) Actual client cost history, or current proposals
- 2) Comparison to Association Reserves database of work done at similar associations
- 3) Vendor Recommendations
- 4) Reliable National Industry cost estimating guidebooks

How much Reserves are enough?

Reserve adequacy is not measured in cash terms. Reserve adequacy is found when the *amount* of current Reserve cash is compared to Reserve component deterioration (the *needs of the association*). Having *enough* means the association can execute its projects in a timely manner with existing Reserve funds. Not having *enough* typically creates deferred maintenance or special assessments.

Adequacy is measured in a two-step process:

- 1) Calculate the *value of deterioration* at the association (called Fully Funded Balance, or FFB).
- 2) Compare that to the Reserve Fund Balance, and express as a percentage.



Each year, the *value of deterioration* at the association changes. When there is more deterioration (as components approach the time they need to be replaced), there should be more cash to offset that deterioration and prepare for the expenditure. Conversely, the *value of deterioration* shrinks after projects are accomplished. The *value of deterioration* (the FFB) changes each year, and is a moving but predictable target.

There is a high risk of special assessments and deferred maintenance when the Percent Funded is *weak*, below 30%. Approximately 30% of all associations are in this high risk range. While the 100% point is Ideal (indicating Reserve cash is equal to the *value of deterioration*), a Reserve Fund in the 70% - 130% range is considered strong (low risk of special assessment).

Measuring your Reserves by Percent Funded tells how well prepared your association is for upcoming Reserve expenses. New buyers should be very aware of this important disclosure!

How much should we contribute?



RESERVE FUNDING PRINCIPLES

According to National Reserve Study Standards, there are four Funding Principles to balance in developing your Reserve Funding Plan. Our first objective is to design a plan that provides you with sufficient cash to perform your Reserve projects on time. Second, a stable contribution is desirable because it keeps these naturally irregular expenses from unsettling the budget.

Reserve contributions that are evenly distributed over current and future owners enable each owner to pay their fair share of the association's Reserve expenses over the years. And finally, we develop a plan that is fiscally responsible and safe for Boardmembers to recommend to their association. Remember, it is the Board's job to provide for the ongoing care of the common areas. Boardmembers invite liability exposure when Reserve contributions are inadequate to offset ongoing common area deterioration.

What is our Recommended Funding Goal?

Maintaining the Reserve Fund at a level equal to the *value* of deterioration is called "Full Funding" (100% Funded). As each asset ages and becomes "used up," the Reserve Fund grows proportionally. **This is simple, responsible, and our recommendation.** Evidence shows that associations in the 70 - 130% range *enjoy a low risk of special assessments or deferred maintenance.*



FUNDING OBJECTIVES

Allowing the Reserves to fall close to zero, but not below zero, is called Baseline Funding. Doing so allows the Reserve Fund to drop into the 0 - 30% range, where there is a high risk of special assessments & deferred maintenance. Since Baseline Funding still provides for the timely execution of all Reserve projects, and only the "margin of safety" is different, Baseline Funding contributions average only 10% - 15% less than Full Funding contributions. Threshold Funding is the title of all other Cash or Percent Funded objectives *between* Baseline Funding and Full Funding.

Projected Expenses

While this Reserve Study looks forward 30 years, we have no expectation that all these expenses will all take place as anticipated. This Reserve Study needs to be updated annually because we expect the timing of these expenses to shift and the size of these expenses to change. We do feel more certain of the timing and cost of near-term expenses than expenses many years away.

The figure below summarizes the projected future expenses at your association as defined by your Reserve Component List. A summary of these expenses are shown in the 30-yr Summary Table, while details of the projects that make up these expenses are shown in the Cash Flow Detail Table.

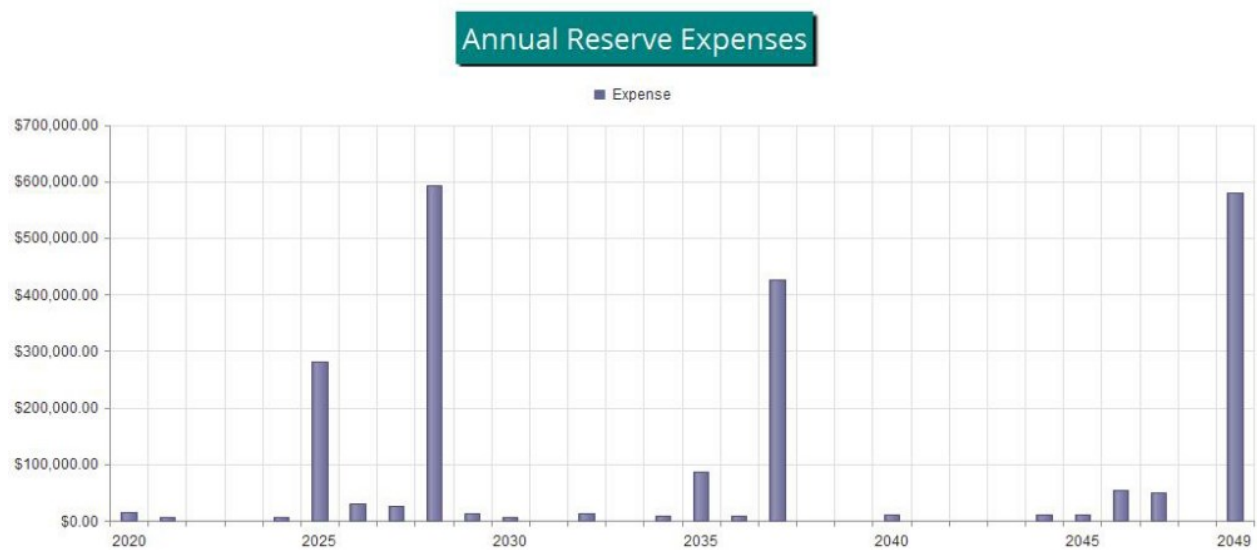


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$745,605 as-of the start of your Fiscal Year on 1/1/2020. As of that date, your Fully Funded Balance is computed to be \$649,485 (see Fully Funded Balance Table). This figure represents the deteriorated value of your common area components.

Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending budgeted contributions of \$7,550 per month this Fiscal Year. The overall 30-yr plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary Table and the Cash Flow Detail Table.



Figure 2

The following chart shows your Reserve balance under our recommended Full Funding Plan, an alternate Baseline Funding Plan, and at your current budgeted contribution rate (assumes future increases), compared to your always-changing Fully Funded Balance target.

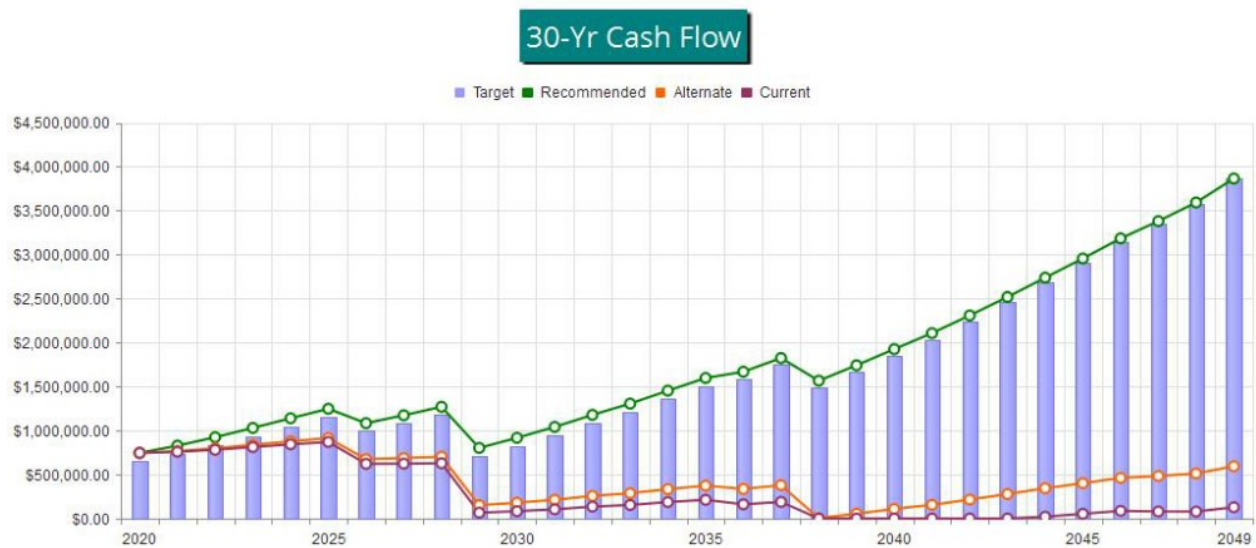


Figure 3

This figure shows the same information plotted on a Percent Funded scale. It is clear here to see how your Reserve Fund strength approaches the 100% Funded level under our recommended multi-yr Funding Plan.



Figure 4

Table Descriptions

Executive Summary is a summary of your Reserve Components

Reserve Component List Detail discloses key Component information, providing the foundation upon which the financial analysis is performed.

Fully Funded Balance shows the calculation of the Fully Funded Balance for each of your components, and their contributions to the association total. For each component, the Fully Funded Balance is the fraction of life used up multiplied by its estimated Current Replacement Cost.

Component Significance shows the relative significance of each component to Reserve funding needs of the association, helping you see which components have more (or less) influence than others on your total Reserve contribution rate. The deterioration cost/yr of each component is calculated by dividing the estimated Current Replacement Cost by its Useful Life, then that component's percentage of the total is displayed.

30-Yr Reserve Plan Summary provides a one-page 30-year summary of the cash flowing into and out of the Reserve Fund, with a display of the Fully Funded Balance, Percent Funded, and special assessment risk at the beginning of each year.

30-Year Income/Expense Detail shows the detailed income and expenses for each of the next 30 years. This table makes it possible to see which components are projected to require repair or replacement in a particular year, and the size of those individual expenses.

Reserve Component List Detail

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# Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
				Best Case	Worst Case
Site/Grounds					
110 Wood Rail - Replace	~ 220 LF	24	16	\$3,810	\$6,490
120 Asphalt - Resurface	~ 21,700 SF	30	15	\$47,300	\$52,900
121 Asphalt - Seal/Repair	~ 21,700 SF	5	0	\$4,330	\$6,590
142 Trellis/Arbor - Replace	~ (7) wood structures	20	12	\$8,650	\$9,890
160 Pole Lights - Replace	(4) of (6) pole lights	20	6	\$15,700	\$21,400
161 Pole Lights - Replace	(2) of (6) pole lights	20	9	\$8,000	\$10,500
170 Landscape - Refurbish	Common area landscaping	10	7	\$16,500	\$27,400
173 Landscape Renovations: 2020	Common area landscaping	0	0	\$8,200	\$12,400
174 Landscape Renovations: 2021	Common area landscaping	0	1	\$5,200	\$7,400
175 Irrigation System - Repair0Replace	Lines, heads, valves	10	4	\$4,400	\$6,200
205 Mailboxes - Replace	~ (4) cluster stands	20	6	\$5,600	\$7,400
Building Exterior					
500 Roof: Comp Shingle - Repair/Replace	~ 100,000 SF	22	8	\$405,000	\$461,000
510 Gutters/Downspouts - Repair/Replace	~ 4,990 LF	22	8	\$29,300	\$40,500
520 Siding: Fiber-Cement - Replace	~ 88,630 GSF	50	45	\$1,230,000	\$1,410,000
525 Building Exterior - Paint/Caulk	~ 88,630 GSF	12	5	\$225,000	\$248,000
15 Total Funded Components					

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#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
Site/Grounds								
110	Wood Rail - Replace	\$5,150	X	8	/	24	=	\$1,717
120	Asphalt - Resurface	\$50,100	X	15	/	30	=	\$25,050
121	Asphalt - Seal/Repair	\$5,460	X	5	/	5	=	\$5,460
142	Trellis/Arbor - Replace	\$9,270	X	8	/	20	=	\$3,708
160	Pole Lights - Replace	\$18,550	X	14	/	20	=	\$12,985
161	Pole Lights - Replace	\$9,250	X	11	/	20	=	\$5,088
170	Landscape - Refurbish	\$21,950	X	3	/	10	=	\$6,585
173	Landscape Renovations: 2020	\$10,300	X	0	/	0	=	\$10,300
174	Landscape Renovations: 2021	\$6,300	X	0	/	0	=	\$3,150
175	Irrigation System - Repair/Replace	\$5,300	X	6	/	10	=	\$3,180
205	Mailboxes - Replace	\$6,500	X	14	/	20	=	\$4,550
Building Exterior								
500	Roof: Comp Shingle - Repair/Replace	\$433,000	X	14	/	22	=	\$275,545
510	Gutters/Downspouts - Repair/Replace	\$34,900	X	14	/	22	=	\$22,209
520	Siding: Fiber-Cement - Replace	\$1,320,000	X	5	/	50	=	\$132,000
525	Building Exterior - Paint/Caulk	\$236,500	X	7	/	12	=	\$137,958
								\$649,485

Component Significance

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#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
Site/Grounds					
110	Wood Rail - Replace	24	\$5,150	\$215	0.29 %
120	Asphalt - Resurface	30	\$50,100	\$1,670	2.22 %
121	Asphalt - Seal/Repair	5	\$5,460	\$1,092	1.45 %
142	Trellis/Arbor - Replace	20	\$9,270	\$464	0.62 %
160	Pole Lights - Replace	20	\$18,550	\$928	1.23 %
161	Pole Lights - Replace	20	\$9,250	\$463	0.61 %
170	Landscape - Refurbish	10	\$21,950	\$2,195	2.92 %
173	Landscape Renovations: 2020	0	\$10,300	\$0	0.00 %
174	Landscape Renovations: 2021	0	\$6,300	\$0	0.00 %
175	Irrigation System - Repair/Replace	10	\$5,300	\$530	0.70 %
205	Mailboxes - Replace	20	\$6,500	\$325	0.43 %
Building Exterior					
500	Roof: Comp Shingle - Repair/Replace	22	\$433,000	\$19,682	26.15 %
510	Gutters/Downspouts - Repair/Replace	22	\$34,900	\$1,586	2.11 %
520	Siding: Fiber-Cement - Replace	50	\$1,320,000	\$26,400	35.08 %
525	Building Exterior - Paint/Caulk	12	\$236,500	\$19,708	26.19 %
15	Total Funded Components			\$75,257	100.00 %

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30-Year Reserve Plan Summary

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Fiscal Year Start: 2020

Interest:

1.00 %

Inflation:

3.00 %

Reserve Fund Strength Calculations: (All values of Fiscal Year Start Date)

Projected Reserve Balance Changes

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	Reserve Contribs.	Loan or Special Assmts	Interest Income	Reserve Expenses
2020	\$745,605	\$649,485	114.8 %	Low	\$90,600	\$0	\$7,866	\$15,760
2021	\$828,311	\$733,496	112.9 %	Low	\$93,318	\$0	\$8,757	\$6,489
2022	\$923,898	\$828,657	111.5 %	Low	\$96,118	\$0	\$9,764	\$0
2023	\$1,029,779	\$935,751	110.0 %	Low	\$99,001	\$0	\$10,842	\$0
2024	\$1,139,623	\$1,048,526	108.7 %	Low	\$101,971	\$0	\$11,931	\$5,965
2025	\$1,247,560	\$1,161,080	107.4 %	Low	\$105,030	\$0	\$11,652	\$280,498
2026	\$1,083,743	\$996,860	108.7 %	Low	\$108,181	\$0	\$11,280	\$29,911
2027	\$1,173,294	\$1,088,514	107.8 %	Low	\$111,427	\$0	\$12,211	\$26,996
2028	\$1,269,936	\$1,188,696	106.8 %	Low	\$114,769	\$0	\$10,357	\$592,722
2029	\$802,340	\$712,047	112.7 %	Low	\$118,212	\$0	\$8,593	\$12,069
2030	\$917,077	\$822,115	111.6 %	Low	\$121,759	\$0	\$9,788	\$7,338
2031	\$1,041,286	\$943,394	110.4 %	Low	\$125,412	\$0	\$11,091	\$0
2032	\$1,177,788	\$1,078,993	109.2 %	Low	\$129,174	\$0	\$12,414	\$13,217
2033	\$1,306,160	\$1,208,267	108.1 %	Low	\$133,049	\$0	\$13,790	\$0
2034	\$1,452,999	\$1,358,347	107.0 %	Low	\$137,041	\$0	\$15,245	\$8,017
2035	\$1,597,267	\$1,508,088	105.9 %	Low	\$141,152	\$0	\$16,320	\$86,561
2036	\$1,668,179	\$1,584,937	105.3 %	Low	\$146,798	\$0	\$17,454	\$8,264
2037	\$1,824,167	\$1,748,361	104.3 %	Low	\$152,670	\$0	\$16,947	\$427,178
2038	\$1,566,605	\$1,488,937	105.2 %	Low	\$158,777	\$0	\$16,536	\$0
2039	\$1,741,917	\$1,665,568	104.6 %	Low	\$165,128	\$0	\$18,329	\$0
2040	\$1,925,374	\$1,851,457	104.0 %	Low	\$171,733	\$0	\$20,155	\$9,861
2041	\$2,107,400	\$2,036,843	103.5 %	Low	\$178,602	\$0	\$22,068	\$0
2042	\$2,308,070	\$2,242,148	102.9 %	Low	\$185,746	\$0	\$24,120	\$0
2043	\$2,517,936	\$2,457,938	102.4 %	Low	\$193,176	\$0	\$26,265	\$0
2044	\$2,737,378	\$2,684,657	102.0 %	Low	\$200,903	\$0	\$28,455	\$10,774
2045	\$2,955,962	\$2,911,670	101.5 %	Low	\$208,939	\$0	\$30,688	\$11,432
2046	\$3,184,156	\$3,149,543	101.1 %	Low	\$217,297	\$0	\$32,808	\$54,023
2047	\$3,380,239	\$3,355,553	100.7 %	Low	\$225,989	\$0	\$34,848	\$48,757
2048	\$3,592,318	\$3,578,181	100.4 %	Low	\$235,028	\$0	\$37,269	\$0
2049	\$3,864,615	\$3,862,874	100.0 %	Low	\$244,429	\$0	\$37,143	\$579,126

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30-Year Reserve Plan Summary (Alternate Funding Plan)

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Fiscal Year Start: 2020

Interest:

1.00 %

Inflation:

3.00 %

Reserve Fund Strength Calculations: (All values of Fiscal Year Start Date)

Projected Reserve Balance Changes

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	Reserve Contribs.	Loan or Special Assmts	Interest Income	Reserve Expenses
2020	\$745,605	\$649,485	114.8 %	Low	\$29,280	\$0	\$7,558	\$15,760
2021	\$766,683	\$733,496	104.5 %	Low	\$30,158	\$0	\$7,821	\$6,489
2022	\$798,174	\$828,657	96.3 %	Low	\$31,063	\$0	\$8,174	\$0
2023	\$837,411	\$935,751	89.5 %	Low	\$31,995	\$0	\$8,573	\$0
2024	\$877,980	\$1,048,526	83.7 %	Low	\$32,955	\$0	\$8,956	\$5,965
2025	\$913,925	\$1,161,080	78.7 %	Low	\$33,944	\$0	\$7,943	\$280,498
2026	\$675,313	\$996,860	67.7 %	Medium	\$34,962	\$0	\$6,810	\$29,911
2027	\$687,174	\$1,088,514	63.1 %	Medium	\$36,011	\$0	\$6,949	\$26,996
2028	\$703,137	\$1,188,696	59.2 %	Medium	\$37,091	\$0	\$4,273	\$592,722
2029	\$151,779	\$712,047	21.3 %	High	\$38,204	\$0	\$1,656	\$12,069
2030	\$179,570	\$822,115	21.8 %	High	\$39,350	\$0	\$1,965	\$7,338
2031	\$213,547	\$943,394	22.6 %	High	\$40,530	\$0	\$2,349	\$0
2032	\$256,426	\$1,078,993	23.8 %	High	\$41,746	\$0	\$2,719	\$13,217
2033	\$287,675	\$1,208,267	23.8 %	High	\$42,999	\$0	\$3,106	\$0
2034	\$333,780	\$1,358,347	24.6 %	High	\$44,289	\$0	\$3,535	\$8,017
2035	\$373,587	\$1,508,088	24.8 %	High	\$45,617	\$0	\$3,547	\$86,561
2036	\$336,191	\$1,584,937	21.2 %	High	\$47,442	\$0	\$3,574	\$8,264
2037	\$378,943	\$1,748,361	21.7 %	High	\$49,340	\$0	\$1,909	\$427,178
2038	\$3,013	\$1,488,937	0.2 %	High	\$51,313	\$0	\$288	\$0
2039	\$54,614	\$1,665,568	3.3 %	High	\$53,366	\$0	\$817	\$0
2040	\$108,797	\$1,851,457	5.9 %	High	\$55,500	\$0	\$1,322	\$9,861
2041	\$155,758	\$2,036,843	7.6 %	High	\$57,720	\$0	\$1,855	\$0
2042	\$215,333	\$2,242,148	9.6 %	High	\$60,029	\$0	\$2,465	\$0
2043	\$277,827	\$2,457,938	11.3 %	High	\$62,430	\$0	\$3,105	\$0
2044	\$343,362	\$2,684,657	12.8 %	High	\$64,928	\$0	\$3,721	\$10,774
2045	\$401,237	\$2,911,670	13.8 %	High	\$67,525	\$0	\$4,313	\$11,432
2046	\$461,642	\$3,149,543	14.7 %	High	\$70,226	\$0	\$4,719	\$54,023
2047	\$482,565	\$3,355,553	14.4 %	High	\$73,035	\$0	\$4,970	\$48,757
2048	\$511,812	\$3,578,181	14.3 %	High	\$75,956	\$0	\$5,523	\$0
2049	\$593,291	\$3,862,874	15.4 %	High	\$78,994	\$0	\$3,448	\$579,126

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30-Year Income/Expense Detail

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Fiscal Year	2020	2021	2022	2023	2024
Starting Reserve Balance	\$745,605	\$828,311	\$923,898	\$1,029,779	\$1,139,623
Annual Reserve Contribution	\$90,600	\$93,318	\$96,118	\$99,001	\$101,971
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$7,866	\$8,757	\$9,764	\$10,842	\$11,931
Total Income	\$844,071	\$930,387	\$1,029,779	\$1,139,623	\$1,253,525
# Component					
Site/Grounds					
110 Wood Rail - Replace	\$0	\$0	\$0	\$0	\$0
120 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
121 Asphalt - Seal/Repair	\$5,460	\$0	\$0	\$0	\$0
142 Trellis/Arbor - Replace	\$0	\$0	\$0	\$0	\$0
160 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
161 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
170 Landscape - Refurbish	\$0	\$0	\$0	\$0	\$0
173 Landscape Renovations: 2020	\$10,300	\$0	\$0	\$0	\$0
174 Landscape Renovations: 2021	\$0	\$6,489	\$0	\$0	\$0
175 Irrigation System - Repair/Replace	\$0	\$0	\$0	\$0	\$5,965
205 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
Building Exterior					
500 Roof: Comp Shingle - Repair/Replace	\$0	\$0	\$0	\$0	\$0
510 Gutters/Downspouts - Repair/Replace	\$0	\$0	\$0	\$0	\$0
520 Siding: Fiber-Cement - Replace	\$0	\$0	\$0	\$0	\$0
525 Building Exterior - Paint/Caulk	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$15,760	\$6,489	\$0	\$0	\$5,965
Ending Reserve Balance	\$828,311	\$923,898	\$1,029,779	\$1,139,623	\$1,247,560

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Fiscal Year	2025	2026	2027	2028	2029
Starting Reserve Balance	\$1,247,560	\$1,083,743	\$1,173,294	\$1,269,936	\$802,340
Annual Reserve Contribution	\$105,030	\$108,181	\$111,427	\$114,769	\$118,212
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$11,652	\$11,280	\$12,211	\$10,357	\$8,593
Total Income	\$1,364,241	\$1,203,205	\$1,296,931	\$1,395,062	\$929,146
# Component					
Site/Grounds					
110 Wood Rail - Replace	\$0	\$0	\$0	\$0	\$0
120 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
121 Asphalt - Seal/Repair	\$6,330	\$0	\$0	\$0	\$0
142 Trellis/Arbor - Replace	\$0	\$0	\$0	\$0	\$0
160 Pole Lights - Replace	\$0	\$22,150	\$0	\$0	\$0
161 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$12,069
170 Landscape - Refurbish	\$0	\$0	\$26,996	\$0	\$0
173 Landscape Renovations: 2020	\$0	\$0	\$0	\$0	\$0
174 Landscape Renovations: 2021	\$0	\$0	\$0	\$0	\$0
175 Irrigation System - Repair/Replace	\$0	\$0	\$0	\$0	\$0
205 Mailboxes - Replace	\$0	\$7,761	\$0	\$0	\$0
Building Exterior					
500 Roof: Comp Shingle - Repair/Replace	\$0	\$0	\$0	\$548,511	\$0
510 Gutters/Downspouts - Repair/Replace	\$0	\$0	\$0	\$44,210	\$0
520 Siding: Fiber-Cement - Replace	\$0	\$0	\$0	\$0	\$0
525 Building Exterior - Paint/Caulk	\$274,168	\$0	\$0	\$0	\$0
Total Expenses	\$280,498	\$29,911	\$26,996	\$592,722	\$12,069
Ending Reserve Balance	\$1,083,743	\$1,173,294	\$1,269,936	\$802,340	\$917,077

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Fiscal Year	2030	2031	2032	2033	2034
Starting Reserve Balance	\$917,077	\$1,041,286	\$1,177,788	\$1,306,160	\$1,452,999
Annual Reserve Contribution	\$121,759	\$125,412	\$129,174	\$133,049	\$137,041
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$9,788	\$11,091	\$12,414	\$13,790	\$15,245
Total Income	\$1,048,624	\$1,177,788	\$1,319,376	\$1,452,999	\$1,605,284
# Component					
Site/Grounds					
110 Wood Rail - Replace	\$0	\$0	\$0	\$0	\$0
120 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
121 Asphalt - Seal/Repair	\$7,338	\$0	\$0	\$0	\$0
142 Trellis/Arbor - Replace	\$0	\$0	\$13,217	\$0	\$0
160 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
161 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
170 Landscape - Refurbish	\$0	\$0	\$0	\$0	\$0
173 Landscape Renovations: 2020	\$0	\$0	\$0	\$0	\$0
174 Landscape Renovations: 2021	\$0	\$0	\$0	\$0	\$0
175 Irrigation System - Repair/Replace	\$0	\$0	\$0	\$0	\$8,017
205 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
Building Exterior					
500 Roof: Comp Shingle - Repair/Replace	\$0	\$0	\$0	\$0	\$0
510 Gutters/Downspouts - Repair/Replace	\$0	\$0	\$0	\$0	\$0
520 Siding: Fiber-Cement - Replace	\$0	\$0	\$0	\$0	\$0
525 Building Exterior - Paint/Caulk	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$7,338	\$0	\$13,217	\$0	\$8,017
Ending Reserve Balance	\$1,041,286	\$1,177,788	\$1,306,160	\$1,452,999	\$1,597,267

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Fiscal Year	2035	2036	2037	2038	2039
Starting Reserve Balance	\$1,597,267	\$1,668,179	\$1,824,167	\$1,566,605	\$1,741,917
Annual Reserve Contribution	\$141,152	\$146,798	\$152,670	\$158,777	\$165,128
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$16,320	\$17,454	\$16,947	\$16,536	\$18,329
Total Income	\$1,754,740	\$1,832,431	\$1,993,783	\$1,741,917	\$1,925,374
# Component					
Site/Grounds					
110 Wood Rail - Replace	\$0	\$8,264	\$0	\$0	\$0
120 Asphalt - Resurface	\$78,054	\$0	\$0	\$0	\$0
121 Asphalt - Seal/Repair	\$8,507	\$0	\$0	\$0	\$0
142 Trellis/Arbor - Replace	\$0	\$0	\$0	\$0	\$0
160 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
161 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
170 Landscape - Refurbish	\$0	\$0	\$36,280	\$0	\$0
173 Landscape Renovations: 2020	\$0	\$0	\$0	\$0	\$0
174 Landscape Renovations: 2021	\$0	\$0	\$0	\$0	\$0
175 Irrigation System - Repair/Replace	\$0	\$0	\$0	\$0	\$0
205 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
Building Exterior					
500 Roof: Comp Shingle - Repair/Replace	\$0	\$0	\$0	\$0	\$0
510 Gutters/Downspouts - Repair/Replace	\$0	\$0	\$0	\$0	\$0
520 Siding: Fiber-Cement - Replace	\$0	\$0	\$0	\$0	\$0
525 Building Exterior - Paint/Caulk	\$0	\$0	\$390,898	\$0	\$0
Total Expenses	\$86,561	\$8,264	\$427,178	\$0	\$0
Ending Reserve Balance	\$1,668,179	\$1,824,167	\$1,566,605	\$1,741,917	\$1,925,374

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Fiscal Year	2040	2041	2042	2043	2044
Starting Reserve Balance	\$1,925,374	\$2,107,400	\$2,308,070	\$2,517,936	\$2,737,378
Annual Reserve Contribution	\$171,733	\$178,602	\$185,746	\$193,176	\$200,903
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$20,155	\$22,068	\$24,120	\$26,265	\$28,455
Total Income	\$2,117,262	\$2,308,070	\$2,517,936	\$2,737,378	\$2,966,736
# Component					
Site/Grounds					
110 Wood Rail - Replace	\$0	\$0	\$0	\$0	\$0
120 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
121 Asphalt - Seal/Repair	\$9,861	\$0	\$0	\$0	\$0
142 Trellis/Arbor - Replace	\$0	\$0	\$0	\$0	\$0
160 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
161 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
170 Landscape - Refurbish	\$0	\$0	\$0	\$0	\$0
173 Landscape Renovations: 2020	\$0	\$0	\$0	\$0	\$0
174 Landscape Renovations: 2021	\$0	\$0	\$0	\$0	\$0
175 Irrigation System - Repair/Replace	\$0	\$0	\$0	\$0	\$10,774
205 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
Building Exterior					
500 Roof: Comp Shingle - Repair/Replace	\$0	\$0	\$0	\$0	\$0
510 Gutters/Downspouts - Repair/Replace	\$0	\$0	\$0	\$0	\$0
520 Siding: Fiber-Cement - Replace	\$0	\$0	\$0	\$0	\$0
525 Building Exterior - Paint/Caulk	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$9,861	\$0	\$0	\$0	\$10,774
Ending Reserve Balance	\$2,107,400	\$2,308,070	\$2,517,936	\$2,737,378	\$2,955,962

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Fiscal Year	2045	2046	2047	2048	2049
Starting Reserve Balance	\$2,955,962	\$3,184,156	\$3,380,239	\$3,592,318	\$3,864,615
Annual Reserve Contribution	\$208,939	\$217,297	\$225,989	\$235,028	\$244,429
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$30,688	\$32,808	\$34,848	\$37,269	\$37,143
Total Income	\$3,195,588	\$3,434,261	\$3,641,075	\$3,864,615	\$4,146,187
# Component					
Site/Grounds					
110 Wood Rail - Replace	\$0	\$0	\$0	\$0	\$0
120 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
121 Asphalt - Seal/Repair	\$11,432	\$0	\$0	\$0	\$0
142 Trellis/Arbor - Replace	\$0	\$0	\$0	\$0	\$0
160 Pole Lights - Replace	\$0	\$40,005	\$0	\$0	\$0
161 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$21,798
170 Landscape - Refurbish	\$0	\$0	\$48,757	\$0	\$0
173 Landscape Renovations: 2020	\$0	\$0	\$0	\$0	\$0
174 Landscape Renovations: 2021	\$0	\$0	\$0	\$0	\$0
175 Irrigation System - Repair/Replace	\$0	\$0	\$0	\$0	\$0
205 Mailboxes - Replace	\$0	\$14,018	\$0	\$0	\$0
Building Exterior					
500 Roof: Comp Shingle - Repair/Replace	\$0	\$0	\$0	\$0	\$0
510 Gutters/Downspouts - Repair/Replace	\$0	\$0	\$0	\$0	\$0
520 Siding: Fiber-Cement - Replace	\$0	\$0	\$0	\$0	\$0
525 Building Exterior - Paint/Caulk	\$0	\$0	\$0	\$0	\$557,328
Total Expenses	\$11,432	\$54,023	\$48,757	\$0	\$579,126
Ending Reserve Balance	\$3,184,156	\$3,380,239	\$3,592,318	\$3,864,615	\$3,567,061

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Accuracy, Limitations, and Disclosures

"The reserve study should be reviewed carefully. It may not include all common and limited common element components that will require major maintenance, repair or replacement in future years, and may not include regular contributions to a reserve account for the cost of such maintenance, repair, or replacement. The failure to include a component in a reserve study, or to provide contributions to a reserve account for a component, may, under some circumstances, require you to pay on demand as a special assessment your share of common expenses for the cost of major maintenance, repair or replacement of a reserve component."

Association Reserves and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. James Talaga, company President, is a credentialed Reserve Specialist (#066). All work done by Association Reserves WA, LLC is performed under his responsible charge and is performed in accordance with National Reserve Study Standards (NRSS). There are no material issues to our knowledge that have not been disclosed to the client that would cause a distortion of the client's situation.

Per NRSS, information provided by official representative(s) of the client, vendors, and suppliers regarding financial details, component physical details and/or quantities, or historical issues/conditions will be deemed reliable, and is not intended to be used for the purpose of any type of audit, quality/forensic analysis, or background checks of historical records. As such, information provided to us has not been audited or independently verified.

Estimates for interest and inflation have been included, because including such estimates are more accurate than ignoring them completely. When we are hired to prepare Update reports, the client is considered to have deemed those previously developed component quantities as accurate and reliable, whether established by our firm or other individuals/firms (unless specifically mentioned in our Site Inspection Notes). During inspections our company standard is to establish measurements within 5% accuracy, and our scope includes visual inspection of accessible areas and components and does not include any destructive or other testing. Our work is done only for budget purposes. Uses or expectations outside our expertise and scope of work include, but are not limited to: project audit, quality inspection, and the identification of construction defects, hazardous materials, or dangerous conditions. Identifying hidden issues such as but not limited to, plumbing or electrical problems are also outside our scope of work. Our estimates assume proper original installation & construction, adherence to recommended preventive maintenance, a stable economic environment, and do not consider frequency or severity of natural disasters. Our opinions of component Useful Life, Remaining Useful Life, and current or future cost estimates are not a warranty or guarantee of actual costs or timing.

Because the physical and financial status of the property, legislation, the economy, weather, owner expectations, and usage are all in a continual state of change over which we have no control, we do not expect that the events projected in this document will all occur exactly as planned. This Reserve Study is by nature a "one-year" document in need of being updated annually so that more accurate estimates can be incorporated. It is only because a long-term perspective improves the accuracy of near-term planning that this Report projects expenses into the future. We fully expect a number of adjustments will be necessary through the interim years to the cost and timing of expense projections and the funding necessary to prepare for those estimated expenses.

In this engagement our compensation is not contingent upon our conclusions, and our liability in any matter involving this Reserve Study is limited to our fee for services rendered.

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Terms and Definitions

BTU	British Thermal Unit (a standard unit of energy)
DIA	Diameter
GSF	Gross Square Feet (area). Equivalent to Square Feet
GSY	Gross Square Yards (area). Equivalent to Square Yards
HP	Horsepower
LF	Linear Feet (length)
Effective Age	The difference between Useful Life and Remaining Useful Life. Note that this is not necessarily equivalent to the chronological age of the component.
Fully Funded Balance (FFB)	The value of the deterioration of the Reserve Components. This is the fraction of life "used up" of each component multiplied by its estimated Current Replacement. While calculated for each component, it is summed together for an association total.
Inflation	Cost factors are adjusted for inflation at the rate defined in the Executive Summary and compounded annually. These increasing costs can be seen as you follow the recurring cycles of a component on the "30-yr Income/Expense Detail" table.
Interest	Interest earnings on Reserve Funds are calculated using the average balance for the year (taking into account income and expenses through the year) and compounded monthly using the rate defined in the Executive Summary. Annual interest earning assumption appears in the Executive Summary.
Percent Funded	The ratio, at a particular point in time (the first day of the Fiscal Year), of the actual (or projected) Reserve Balance to the Fully Funded Balance, expressed as a percentage.
Remaining Useful Life (RUL)	The estimated time, in years, that a common area component can be expected to continue to serve its intended function.
Useful Life (UL)	The estimated time, in years, that a common area component can be expected to serve its intended function.

Component Details

The primary purpose of the Component Details appendix is to provide the reader with the basis of our funding assumptions resulting from our research and analysis. The information presented here represents a wide range of components that were observed and measured against National Reserve Study Standards to determine if they meet the criteria for reserve funding.

- 1) Common area repair & replacement responsibility
- 2) Component must have a limited useful life
- 3) Life limit must be predictable
- 4) Above a minimum threshold cost (board's discretion – typically ½ to 1% of Annual operating expenses).

Not all your components may have been found appropriate for reserve funding. In our judgment, the components meeting the above four criteria are shown with the Useful Life (how often the project is expected to occur), Remaining Useful Life (when the next instance of the expense will be) and representative market cost range termed “Best Cost” and “Worst Cost”. There are many factors that can result in a wide variety of potential costs, and we have attempted to present the cost range in which your actual expense will occur.

Where no Useful Life, Remaining Useful Life, or pricing exists, the component was deemed inappropriate for Reserve Funding.

Special Projects

Comp #: 98 Building Envelope - Condition Asses**Quantity: Siding, Windows, etc.**

Location:

Funded?: No.

History: 2019 - \$6251

Comments: The Association confirmed hiring Amento group for building envelope assessment in 2019. This was a one time funding that will be removed inn this 2020 report. The condition Assessment report was not available to us at the time of our research.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Site/Grounds

Comp #: 100 Concrete/Curbing - Repair/Replace**Quantity: Extensive SF**

Location: Sidewalks, walkways, driveways, curbing, etc...

Funded?: No. Useful life not predictable, repair/replace as needed out of operating budget

History: Significant project completed in 2013 to repair concrete deficiencies

Comments: No change in funding status from prior 2019 Reserve Study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 110 Wood Rail - Replace**Quantity: ~ 220 LF**

Location: Adjacent to patios

Funded?: Yes.

History: Reported replaced 2012 - \$4,200

Comments: Cost inflated 3%, deducted one year Remaining Useful Life from previous 2019 Reserve Study.

Useful Life: 24 years

Remaining Life: 16 years

Best Case: \$ 3,810

Worst Case: \$6,490

Lower allowance

Higher allowance

Cost Source: Client Cost History, Adjusted for Inflation

Comp #: 112 Metal Rail - Replace**Quantity: ~ 50 LF**

Location: Adjacent to steps at common area walkways

Funded?: No. Cost projected too small for Reserve funding

History: Reported replaced in 2013

Comments: No change in funding status from prior 2019 Reserve Study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 120 Asphalt - Resurface**Quantity: ~ 21,700 SF**

Location: Roadway, parking areas of association

Funded?: Yes.

History: No history reported

Comments: Cost inflated 3% from previous 2019 Reserve Study. RUL adjusted to align with seal coat cycles.

Useful Life: 30 years

Remaining Life: 15 years

Best Case: \$ 47,300

Worst Case: \$52,900

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 121 Asphalt - Seal/Repair**Quantity: ~ 21,700 SF**

Location: Roadway, parking areas of association

Funded?: Yes.

History: Seal coat last completed 2015

Comments: Cost inflated 3%, deducted one year RUL from previous 2019 Reserve Study.

Useful Life: 5 years

Remaining Life: 0 years

Best Case: \$ 4,330

Worst Case: \$6,590

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History

Comp #: 142 Trellis/Arbor - Replace**Quantity: ~ (7) wood structures**

Location: Scattered throughout community

Funded?: Yes.

History: Reported replaced 2012 with high-end cedar

Comments: Cost inflated 3%, deducted one year RUL from previous 2019 Reserve Study.

Useful Life: 20 years

Remaining Life: 12 years

Best Case: \$ 8,650

Worst Case: \$9,890

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History

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Comp #: 144 Outdoor Furnishings - Replace**Quantity: Assorted picnic assets**

Location: Central common area

Funded?: No. Cost projected too small for Reserve funding

History: No history reported

Comments: No change in funding status from prior 2019 Reserve Study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 155 Chain Link Fence - Replace**Quantity: ~ 190 LF, 4' high**

Location: Central common area

Funded?: No. Useful life not predictable, repair/replace as needed out of operating budget

History: No history reported

Comments: No change in funding status from prior 2019 Reserve Study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 157 Retention Walls - Maintain**Quantity: Extensive LF**

Location: Scattered throughout community

Funded?: No. Useful life not predictable, repair/replace as needed out of operating budget

History: No history reported

Comments: No change in funding status from prior 2019 Reserve Study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 160 Pole Lights - Replace**Quantity: (4) of (6) pole lights**

Location: Adjacent to roadway

Funded?: Yes.

History: Some pole lights have been rotated to avoid collision damage

Comments: Cost inflated 3%, deducted one year RUL from previous 2019 Reserve Study.

Useful Life: 20 years

Remaining Life: 6 years

Best Case: \$ 15,700

Worst Case: \$21,400

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History

Comp #: 161 Pole Lights - Replace**Quantity: (2) of (6) pole lights**

Location: Adjacent to roadway

Funded?: Yes.

History: This component represents (2) of the (6) pole lights that were replaced in 2009 due to collision damage

Comments: Cost inflated 3%, deducted one year RUL from previous 2019 Reserve Study.

Useful Life: 20 years

Remaining Life: 9 years

Best Case: \$ 8,000

Worst Case: \$10,500

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History

Comp #: 164 Landscape Lights - Replace**Quantity: ~ (17) fixtures**

Location: Scattered throughout landscaped areas

Funded?: No. Cost projected too small for Reserve funding

History: Reportedly installed in 2014

Comments: No change in funding status from prior 2019 Reserve Study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 170 Landscape - Refurbish**Quantity: Common area landscaping**

Location: Common area open spaces throughout community

Funded?: Yes.

History: 2017-2019

Comments: Cost inflated 3%, deducted one year RUL from previous 2019 Reserve Study.

Useful Life: 10 years

Remaining Life: 7 years

Best Case: \$ 16,500

Worst Case: \$27,400

Lower allowance

Higher allowance

Cost Source: Estimate provided by Client, adjusted for inflation

Comp #: 173 Landscape Renovations: 2020**Quantity: Common area landscaping**

Location: Common Area

Funded?: Yes. One-time allowance for landscape project

History: Deferred to 2020

Comments: Work deferred; RUL remains 0. Cost inflated 3% from prior 2019 Reserve Study.

Useful Life: 0 years

Remaining Life: 0 years

Best Case: \$ 8,200

Worst Case: \$12,400

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client, adjusted for inflation

Comp #: 174 Landscape Renovations: 2021**Quantity: Common area landscaping**

Location: Common Area

Funded?: Yes. One-time allowance for landscape project

History: Work planned for 2020

Comments: This component represents the third phase for landscape renovation projects planned for in 2021; see previous component. Future work as planned by Association is reflected in component 170. Cost inflated 3% from previous 2018 Reserve Study.

Useful Life: 0 years

Remaining Life: 1 years

Best Case: \$ 5,200

Worst Case: \$7,400

Lower allowance

Higher allowance

Cost Source: Estimate provided by Client, adjusted for inflation

Comp #: 175 Irrigation System - Repair/Replace**Quantity: Lines, heads, valves**

Location: Throughout common area landscaping

Funded?: Yes.

History: Local repairs reported

Comments: Cost inflated 3%, deducted one year RUL from previous 2019 Reserve Study.

Useful Life: 10 years

Remaining Life: 4 years

Best Case: \$ 4,400

Worst Case: \$6,200

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 182 Drainage/Stormwater Sys - Maintain**Quantity: Basins, conveyance**

Location: Common areas, hidden

Funded?: No. Useful life not predictable, repair/replace as needed out of operating budget

History: No history reported

Comments: No change in funding status from prior 2019 Reserve Study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 200 Signage - Replace**Quantity: (2) entry signs**

Location: Northwest corner of property and main entry area

Funded?: No. Useful life is unpredictable; repair/replace as needed out of operating budget

History: 2016 Replacement

Comments: No change in funding status from prior 2019 Reserve Study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 201 Unit Signs - Replace**Quantity: ~ (48) unit signs**

Location: Building exterior surfaces

Funded?: No. Board contact indicated unit signs will be replaced from Operating budget

History: No history reported

Comments: No change in funding status from prior 2019 Reserve Study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

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Comp #: 205 Mailboxes - Replace

Quantity: ~ (4) cluster stands

Location: Adjacent to roadways

Funded?: Yes.

History: No history reported

Comments: Cost inflated 3%, deducted one year RUL from previous 2019 Reserve Study.

Useful Life: 20 years

Remaining Life: 6 years

Best Case: \$ 5,600

Worst Case: \$7,400

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

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Building Exterior

Comp #: 500 Roof: Comp Shingle - Repair/Replace**Quantity: ~ 100,000 SF**

Location: Rooftops of buildings

Funded?: Yes.

History: Roof Condition Assessment completed in 2013 by Roof Engineering Technologies, LLC

Comments: Cost inflated 3%, deducted one year RUL from previous 2019 Reserve Study. Note: We were informed that Association is thinking about roof replacement in the near future but no definitive plans at this time. Adjust component as more information becomes available

Useful Life: 22 years

Remaining Life: 8 years

Best Case: \$ 405,000

Worst Case: \$461,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 510 Gutters/Downspouts - Repair/Replace**Quantity: ~ 4,990 LF**

Location: Perimeter of buildings

Funded?: Yes.

History: No history reported

Comments: Cost inflated 3%, deducted one year RUL from previous 2019 Reserve Study.

Useful Life: 22 years

Remaining Life: 8 years

Best Case: \$ 29,300

Worst Case: \$40,500

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 520 Siding: Fiber-Cement - Replace**Quantity: ~ 88,630 GSF**

Location: Exterior building surfaces

Funded?: Yes.

History: No history reported

Comments: Cost inflated 3% from previous 2019 Reserve Study. Adjusted RUL to align with painting cycles.

Useful Life: 50 years

Remaining Life: 45 years

Best Case: \$ 1,230,000

Worst Case: \$1,410,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 525 Building Exterior - Paint/Caulk**Quantity: ~ 88,630 GSF**

Location: Exterior building surfaces

Funded?: Yes.

History: Completed 2013 by Hansen's Quality Painting ~\$183,000

Comments: Cost inflated 3%, deducted one year RUL from previous 2019 Reserve Study.

Useful Life: 12 years

Remaining Life: 5 years

Best Case: \$ 225,000

Worst Case: \$248,000

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History

Comp #: 535 Windows/Glass Doors - Replace**Quantity: ~ (559) window/sliders**

Location: Exterior of buildings

Funded?: No. Declaration suggests owner's responsibility, not Association

History: No history reported

Comments: No change in funding status from prior 2019 Reserve Study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 560 Exterior Lights - Replace**Quantity: ~ (199) assorted fixtures**

Location: Exterior common area locations

Funded?: No. Board contact indicated exterior lights will be replaced as-needed from Operating budget

History: No history reported

Comments: No change in funding status from prior 2019 Reserve Study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 580 Doors - Replace**Quantity: ~ (75) assorted doors**

Location: Main unit entry, back patio and garage access

Funded?: No. Declaration suggests owner's responsibility, not Association

History: No history reported

Comments: No change in funding status from prior 2019 Reserve Study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 585 Garage Doors - Replace**Quantity: ~ (39) single (28) double**

Location: At each garage

Funded?: No. Declaration suggests owner's responsibility, not Association

History: No history reported

Comments: No change in funding status from prior 2019 Reserve Study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 590 Vents - Clean/Inspect**Quantity: Roof and wall vents**

Location: Building exteriors

Funded?: No. Annual costs, best handled in Operating budget

History: No history reported

Comments: No change in funding status from prior 2019 Reserve Study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 598 Association Annual Inspection**Quantity: Every year**

Location: Building envelope and common elements of Association

Funded?: No. Annual costs, best handled in Operating budget

History: Roofing was inspected in 2013 by Roof Engineering Technologies, LLC

Comments: No change in funding status from prior 2019 Reserve Study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Systems

Comp #: 900 Plumbing - Repair/Replace**Quantity: Supply, drain systems**

Location: Throughout common areas of association

Funded?: No. Useful life not predictable, repair/replace as needed out of operating budget

History: No history reported

Comments: No change in funding status from prior 2019 Reserve Study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 905 Electrical System - Maintain/Repair**Quantity: Main, branch systems**

Location: Throughout common areas of association

Funded?: No. Useful life not predictable, repair/replace as needed out of operating budget

History: No history reported

Comments: No change in funding status from prior 2019 Reserve Study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 999 Reserve Study - Update**Quantity: Annual update**

Location: Common areas of association

Funded?: No. - Annual costs, best handled in operational budget

History: 2017 NSV, 2018 WSV, 2019 NSV, 2020 NSv

Comments: No change in funding status from prior 2019 Reserve Study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Rules and Regulations
Sundance Park Condominium Association

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SUNDANCE PARK
HOMEOWNERS ASSOCIATION
Home Rules

Revised September 2016

I. AUTHORITY AND PURPOSE

Whereas, Section 5.1 of the *Declarations For Sundance Park* expressly authorizes The Association membership to “adopt reasonable additional provisions in the Bylaws or in the rules and regulations of the Association as may be necessary or advisable to ensure compliance with or to supplement the covenants, conditions and restrictions set forth herein, and the Unit Owners shall comply in all respects therewith.”

Whereas, Article VII.3 of the *Bylaws for Sundance Park Association* authorizes the Board of Directors to “adopt such Rules and Regulations as may be reasonably required for the use, occupancy and maintenance of the units, common elements and limited common elements . . .” We are living in close association with our fellow residents and common courtesy dictates that our actions not infringe on the rights of other residents. These rules are designed to ensure that each of us achieves the maximum enjoyment of our homes. Each member of the community, whether owner, tenant or guest, must abide by the standards of the community and comply strictly with the declaration, bylaws and these house rules to promote the harmony and cooperative purposes of the community. Each owner is fully responsible for the compliance of their family members, guests, tenants and other occupants of the owner’s unit while they are within the boundaries of Sundance Park. Therefore, any reference in these rules to “unit owner” or “owner” shall include their family members, guests, tenants and other occupants of the owner’s unit.

Whereas, the needs of the association from time to time change and require amendments to and restatement of the rules and regulations.

Now, therefore, be it resolved that the following rules, originally adopted on February 26, 2007, revised on January 24, 2012 and revised again on September 2nd, 2016.

II. PREAMBLE AND ENFORCEMENT

In order to foster harmonious interpersonal relationships, to promote cooperation and genuine friendship, preserve the peace and the integrity of our common endeavors and enhance and improve the values of our proprietary interest in our community, the following rules are hereby adopted for implementation without discrimination to race, color, gender, creed, age, familial status or disability.

PENALTY FOR RULES VIOLATIONS

A unit owner may be penalized for violation of these Rules and Regulations. The penalties shall be assessed against the unit owners, and shall be collectible in the same manner as dues assessments. All remedies that apply to the collection of delinquent assessments shall also apply to the collection of these fines.

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CAUSE FOR ACTION

Action will be taken by the Board regarding any violation if any of the following occur:

- A. The Board (or a member of the Board) directly encounters the violation.
- B. The association's agent directly encounters the violation.
- C. The association's agent is given a picture or direct proof that a violation has occurred.
- D. Two written complaints about a violation have been received by the Board from two different unit owners. within a three (3) month period.
- E. Through a decision of a panel of peers at a conciliation hearing as described on the next page.

In the event that such violations threaten life, health, or property, the Board may act without taking any of the actions outlined in A through E above.

ACTION

Tenant or Non-Owner Occupant who, after Notice and an Opportunity to be Heard by the Board, is determined to have violated the Governing Documents on two or more occasions may be evicted. "Notice and an Opportunity to be Heard by the Board," as here used, means that the following procedure will be observed:

- A. The Board shall give written notice of the proposed action to all substantially affected Owners, Tenants or Occupants;
- B. The notice shall state the proposed action and the date, time and place of the hearing, which date shall be not less than five days from the date notice is delivered to the person against whom action is proposed;
- C. At the hearing, the affected person shall have the right to give testimony orally, in writing, or both, and otherwise present evidence, subject to reasonable rules of procedure established by the Board to assure a prompt and orderly resolution of the issues. Such evidence shall be considered in making the decision but need not be considered conclusive in nature; and
- D. The affected person shall be notified of the decision in the same manner in which notice of the meeting was given.

PENALTY AMOUNTS

Penalty amounts will be at the discretion of the Sundance Park Condominium Association Board of Directors (hereafter, referred to as the Board), based on the seriousness of the offense.

Generally, the first offense will be a letter or email with a receipt of response, of warning, with a \$25.00 fine levied for a second offense and a \$50.00 fine levied for the third and subsequent offenses. All notifications to the violators must be in writing. It should be noted that the purpose of these fines is not to produce revenue but to maintain quality of life standards at Sundance Park and to protect property values. All funds collected will go into the association's operating funds. A fine will be levied for each fifteen (15) ~~thirty (30)~~ days the rule is not corrected.

DUE PROCESS PROCEDURE & CONCILIATION HEARINGS

The board of directors is empowered to enforce the declaration, bylaws, and the rules and regulations. It is the intent that this rule shall be applicable to all owners, tenants, guests, invitees, or any others whose vehicles enter the common areas. This resolution shall remain in

effect until otherwise rescinded, modified, or amended by a majority of the Board of Directors.

The Board of Directors of the Sundance Park Condominium Association adopts the process outlined below. Now therefore be it resolved that the condominium will enforce said declaration, bylaws, and rules and regulations with the following procedure:

- A. It is the preference of the Sundance Park Board of Directors that homeowners attempt to personally resolve conflicts between themselves and a neighbor, prior to a written complaint being submitted for processing.
- B. In order to begin the rules enforcement process, an owner must state in writing to the board of directors any rule violation he or she wishes to complain about.
 - 1. The person making the complaint must be identified in the letter.
 - 2. The person making the complaint will be called to testify at all hearings.
 - 3. Committees, as well as groups of owners or residents, may also bring complaints.
- C. Upon receipt of an alleged rule violation letter stating the date and approximate time of the alleged violation, a letter will be sent to the alleged violator, stating the alleged violation and a time period during which the alleged violation may be abated without further sanction (not less than 10 15 days).
 - 1. A copy of this letter will be sent to the person originating the complaint.
 - 2. If the alleged violation persists past the 10-day grace period, a second letter must be sent by a complaining owner not necessarily the first owner who complained) alleging that the violation exists.
- D. After the receipt of two letters of complaint within the prescribed period After the owner with the violation has received a letter with a fine, a hearing will be held at the request of the owner with the violation.
 - 1. A hearing notice will be sent to the alleged violator stating: the nature of the alleged violation; the action requested to cure the alleged violation; the time and place of a hearing; an invitation to attend the hearing and produce any statement, evidence or witnesses on his or her behalf; a statement that a sanction may be imposed; and the maximum amount of any sanction.
 - 2. An invitation will also be sent to the person or persons originating the complaint, inviting them to the hearing in order to produce evidence to substantiate their complaint.
- E. The board, or its agent, will hear testimony from both sides at the hearing and then excuse both parties and render a decision.
- F. Should a fine be imposed on the alleged violator, standard collection action may be pursued which may take the form of court action for damages, collected as provided by law. It is also possible that standard collection action may include the filing of a lien on the unit for nonpayment of the fine and, ultimately, foreclosure, if necessary.
- G. In the case of non-owner-occupied properties, all residents and owners will be provided copies of all correspondence.

RULES AND REGULATIONS

Rules and regulations are a fact of life for condo owners and welcomed by most. Designed to enhance the lifestyle of everyone who lives in the condo development, most rules and regulations are common-sense requirements put in place to help keep the peace among owners.

In the interest of safety, quiet, privacy and the preservation of the value of Sundance Park property, the following regulations must be strictly observed and enforced.

III. RECREATIONAL ACTIVITIES

3.1 Riding bicycles, hot wheels, etc., in landscaped areas or in ~~patio areas belonging to other homeowners are not allowed~~ any limited common area not assigned directly to the homeowner are not allowed.

3.2 All riding of bicycles, hot wheels, etc., and the bouncing of basketballs, footballs, soccer balls, etc., in or on the streets or on sidewalks of Sundance Park are at the sole risk and responsibility of each individual owner, and any damages incurred because of such action will be borne solely by the responsible owner whether present or not, and not by Sundance Park Homeowners Association. Skateboarding, roller skating/blading, scooter riding and any form of skating on any Sundance Park property are strictly prohibited. Boisterous, rough or dangerous activities or behavior, which unreasonably affects the permitted use of facilities by other owners, is prohibited. Owners are responsible for all occupants and guests of their unit and must require them to conform to the Rules.

3.3 Baby carriages, bicycles, playpens, wagons, toy benches, chairs or other articles of personal property are not to be left unattended in common parking areas, sidewalks, lawns or elsewhere in common areas.

3.4 All fireworks (legal or illegal) are prohibited within the Sundance Park community at all times.

IV. EXTERIOR CONDITIONS

4.1 In order to preserve the uniform appearance of the Sundance Park community, owners are prohibited from modifying the structure or decoration of the buildings, decks, patios, stairways, yard areas or other common or limited common areas and facilities, including screens, doors, awnings, draperies, rails or other portions of each unit and building visible from the exterior, without the prior approval of the Board of Directors unless the decorations are holiday decorations which must comply with the Association Governing Documents.

4.2 Driveways, ~~walks~~ walkways and other portions of the common, or limited common, areas and facilities designed for access shall be used exclusively for such access with no obstructions placed therein unless.

4.3 Littering is a violation. Trash, spillage or breakage needs to be policed by responsible owner.

4.4 The exterior drains and the ground water recharge basin shall be used only for the purposes designed. No foreign substances of any kind shall be thrown therein, or be allowed to flow therein, including but not limited to: oil, antifreeze, soap, etc. This is a regulation by King County Surface Water Management.

4.5 No motorcycles, automotive items, tires, equipment, appliances, sports gear, tools, or power tools, household furniture, pet kennels, and litter boxes, potting supplies, garbage,

waste, paper, boxes or large unattractive items shall be stored on any patio or deck or in any of the common areas. Decks and patios are to be maintained in a clean and neat condition at all times. No flammable liquids or dangerous chemicals are to be stored on patios or decks.

4.6 Astroturf or other indoor/outdoor carpeting, or floor covering is prohibited in any common, or limited common, area.

4.7 No plastic may be applied to any exterior surface or limited common property including windows and decks except in emergency repair situations.

4.8 No exterior clothesline shall be erected or maintained and there shall be no drying or laundering of clothes, blankets, beach towels, etc., on the patios, decks or other common or limited common area.

4.9 Holiday decorations will not require approval if installed no earlier than 45- 30 days before a holiday and removed no later than 25 days after a holiday. The board reserves the right to approve reasonable variations.

4.10 No owner shall install wiring for electrical, cable or telephone installation in any shared walls. In addition, all antennae, satellite dishes, machines or air conditioning units, etc., on the exterior of the buildings or that protrude through the walls or roof of the buildings are prohibited. Work orders must be submitted in writing and approved by the Board before any work commences. Any work done in violation of these rules or without written approval from the Board must be repaired to the original condition of the exterior at the expense of the unitowner.

4.11 In no case shall the parking spaces in the common areas which are reserved for guests only be used to park any unit owner's vehicles of any kind, and/or be used by anyone to store cartons, boxes, discarded unsightly appliances, furniture or anything that diminishes or detracts from the original appearance of the area.

4.12 All windows covering visible from outside the unit must be an appropriate window covering and white or off-white. Colored drapes require a white liner if visible from outside the unit. Deviations require a work order and Board approval.

4.13 Garage windows should be kept clean and nothing should be placed in them or on the sill.

4.14 The Only signage authorized within the Community are:

1Name signs for individual units with the following dimensions:

- 10 inches in height and 32 inches in length

o For sale signs with the following dimensions:

- 6 inches in height and 24 inches in length.

4.15 Air Conditioners require a work order and Board approval. The following are the parameters approved by the Board.

- 1) Pre-approval MUST be requested, in writing, through the Board of Directors. The "Architectural and Landscape Variance Request" form is available from a Board member if you do not have one.
- 2) The vendor chosen specs must be approved by the Board.

- 3) The compressor should be installed outside the building (must be installed 10 ft. from gas lines). The compressor placement must be approved by the Board.
- 4) Installed compressor must be screened by planting arborvitaes around the unit.
- 5) The air conditioner noise level must not exceed 67 decibels.

V. GARBAGE

5.1 Trash and recyclable receptacles are to be placed in the owner's immediate area and are not to be left in common areas. Trash and recycle receptacles must be put away within 24 hours of pickup. Receptacles are to be stored in the garage or in an approved screened area as there are not be visible except on pickup days.

5.2 Do not place yard debris in the trash receptacles. The landscaping service will collect all yard debris.

5.3 Christmas trees are not to be placed in the garbage containers or left on the curb-side for collection. Exception may be made if the Sundance Park Condominium Association Board of Directors makes alternative arrangements. If these arrangements are not made, the owner must make their own arrangements for disposal.

VI. INSURANCE

6.1 No unit owner shall permit anything to be done or kept in the units or in the common or limited common area and facilities which will increase the insurance premiums thereon or result in the cancellation of such insurance on any unit or any part of the common or limited common areas and facilities.

6.2 Owners **must** purchase a condominium HO policy (Form HO-6 or similar) to protect their personal property and any damage to the interior of the building for which the owner is responsible. Tenants should purchase a tenant policy (form HO 4 or similar) to protect their personal property and damage to the interior of the building for which the tenant is responsible. Sundance Park Homeowners Association is not responsible for the personal property of any unit or unit owner and/or tenant.

6.3 Sundance Park Homeowners Association master building policy currently carries a \$10,000 deductible **and a 10% per building for earthquake deductible.** It is the responsibility of each unit owner to cover the cost of the first \$10,000 deductible.

6.4 It is the responsibility of each homeowner to submit their current insurance to the Association's Board of Directors or agent each year upon renewal.

VII. NOISE AND OFFENSIVE ACTIVITIES

7.1 Noise or disturbances that would unreasonably annoy owners or occupants at Sundance Park are prohibited at any time. Volume levels of stereos, TVs, musical instruments and voices, must be low enough level so that others are not disturbed. Quiet hours are from 10:00 p.m. to 8:00 a.m. seven days a week. Noise level must be held to a minimum during this period.

7.2 No noxious or offensive activity and/or odors shall be carried on which may be or become an annoyance or nuisance to other unit owners or which would be a violation of any laws.

VIII. PARKING/VEHICLES

8.1 Excessive vehicle noise from damaged mufflers, etc., is not allowed. Honking of horns is prohibited except to warn of imminent danger. No vehicle shall be left running for more than 2-3 minutes to prevent exhaust build-up around buildings and to keep noise levels down. Vehicles shall not be left running unattended.

8.2 All vehicles must have valid license plates and tabs. Vehicles must be in running condition and capable of movement at all times. No inoperable vehicles may be stored at any time **outside of the garage**. Flat tires must be repaired within 3 days.

8.3 Storage of vehicles for anyone other than residents is prohibited. Those vehicles in violation will be towed at owner's expense.

8.4 No motor rebuilds, body work, **oil changes** or major vehicle repairs shall be done on the property, except in a unit owner's garage.

8.5 Spillage of any kind on the asphalt or sidewalk areas – e.g. gas, oil, grease, anti-freeze, or radiator water – is strictly prohibited. The unit owner responsible will bear the cost of cleaning and/or repairing the area damaged.

8.6 There is no parking in the fire lanes, which are painted yellow on the curbs for easy identification.

8.7 Open parking spaces are to be used by guests only. Guests who are visiting or interacting with a unit owner may use these parking spaces for a maximum of 24 hours at any one time.

8.8 Boats, trailers, buses, recreational vehicles, or any vehicle which is larger than the owner's parking space are not allowed except during move in or move out or for deliveries to a unit. An exception is to allow RV parking for 24 hours prior to and return from a trip to allow for preparation and clean up. This must be accomplished in the owner's driveway.

8.9 Vehicles which present an immediate danger to life or safety, parked in a fire lane, other marked "No Parking Area," in another owner's space or obstructing traffic, may be towed without notice.

8.10 Vehicles are not to be washed on the streets or driveways of the Community if any kind of soap is used. This is a regulation by King County Surface Water Management.

IX. PETS

9.1 Dogs and cats are permitted subject to the King County Animal Control Pet Ordinance. However, unit owners are responsible for their pets. If any owner keeps a dog or

cat in their unit, they shall take all care required to ensure that said pet does not disturb other residents. Because of the close proximity of units, unit owners must keep the noise level from animals to a minimum at all times. Unit owners with pets are responsible for any damage their pets may do to the common area and facilities or to the property of another owner. Damage done by a pet to the property of another owner must be resolved by the parties involved. Dogs are not to be left unattended, tied outside a unit, on patios, decks, or any other part of the common area. Dogs outside the confine of their unit must be leashed and accompanied by their owners in the common areas.

9.2 There is a limit of two household pets per unit.

9.3 No animal waste is permitted to be left on any area in Sundance Park. Animal waste must be cleaned up immediately. Damage to areas in violation of this rule will be repaired and charged to responsible owner. The 30-day time requirement for this health and safety issue does not apply.

9.4 There shall be no breeding of animals for private or commercial use on the premises.

9.5 The Board of Directors may require the removal of any animal which the Board, in exercise of reasonable discretion, finds disturbing other unit owners unreasonably or if the owner continues to violate rules concerning pets, and may exercise this authority for specific animals even though other animals are permitted to remain. This right of removal of any animal will be invoked only as a last resort.

9.6 Unrestrained and unleashed animals are subject to being reported to King County Animal Control (296-PETS) by any unit owner.

X. RENTALS

10.1 The number of rental units allowed in Sundance Park is limited to four (4). Exceptions are for hardship waivers of the rental cap. In these cases, the procedures outlined in Sundance Park Condominium Association Policy Resolution # 5.0 apply.

10.2 Unit owners shall, as part of the lease agreement, furnish the tenant with a copy of the House Rules for their compliance. Unit owners are required to submit to the Association a written certification, signed by the leasee that they have received a copy, read and understood the provisions, and agree to abide by the House Rules.

10.3 Unit Owners may lease their units, provided that: (1) the term of the lease shall be a minimum of six months; (2) the Lease includes the House Rules as terms of the Lease; (3) the unit owner grants the Association authority to enforce these rules against lease by means of unlawful detainer actions; (4) the owner must supply a copy of the lease to the Association manager; (5) the owner must supply the Association manager with the tenant's contact information; (6) the unit owner takes responsibility for any penalties assessed against any lease of their unit and; (7) Tenants must be in compliance with the Sundance Park Age Restriction Policy.

10.4 If an owner fails to evict a leasee who is in continuous violation of the Sundance Park Condominium Association Rules and Regulations, the Board of Directors may take appropriate action, including eviction (when allowable by state law), at the homeowner's

expense. Owners are responsible and liable for the actions of the leasee.

XI. RESIDENTIAL USE

11.1 Sundance Park housing units are to be used exclusively as single family dwellings for the common social, recreational or other reasonable uses normally associated with single family dwellings and within the Rules and Regulations of the Sundance Park Condominium Association. Occupants must be owners, lessors, or their invited guests.

11.2 Each unit owner shall keep their unit in a good repair and cleanliness.

11.3 No structural changes can be made to any unit or to the limited common area or the common area without a work order being processed and approved by the Sundance Park Homeowners Association Board of Directors.

11.4 Units may conduct business activities inside their home ONLY if:

- (a) No one outside the unit can tell there is a business operating inside the home, whether by sight, sound, smell or visitors;
- (b) The activity of the business conforms to all zoning requirements;
- (c) The business does not involve excessive visits to the home by clients, customers, suppliers or other business invitees;
- (d) The business does not involve door-to-door solicitation within the Community; and
- (e) The business activity is consistent with the residential character of the Community and does not constitute a nuisance or a hazardous or offensive use of, or threaten the security or safety of other Owners within the Community.

Any other business activity, including moving sales and garage sales, requires the approval of the Board. The Board has the sole discretion to decide whether any proposed business violates these rules.

XII. MOVING

12.1 Fees have been established for all unit owners and renters when they move into a Sundance Park housing unit. This \$200 fee is not negotiable and non-refundable and will be charged and collected from the unit owner. Detailed procedures for this process are contained in the Sundance Park Condominium Association Policy Resolution # 6.0 - 6.1.

12.2 Move-in and move-outs are restricted to the hours between 8:00 a.m. and 8:00 p.m.

12.3 Due care and diligence should be exercised while moving property in or out of the unit so as to prevent damage to the hand rails, walls, floors, and any other limited common area. The moving party is responsible for all costs associated with the repair of such damage and these costs are above and beyond the fees addressed in paragraph 12.1 above.

12.4 Semi-trucks/**eighteen-wheelers** are not allowed in Sundance Park without first obtaining Board approval.

12.5 If a homeowner is having a tenant move into their unit, the owner must make sure

that the tenant complies with all moving rules.

- 12.6 Any items affixed to the exterior of the unit while homeowner resided in the unit must be removed prior to homeowner moving out. The exterior of the unit must be returned to its original condition. If a homeowner moves out of their unit without removing items affixed to the exterior of the home, the cost of removing the items and returning the exterior of the home to its original condition will fall on the new owner (see XIII. Satellite Dishes).

XIII. LANDSCAPING

13.1 Only annual type plants may be planted by owners in the immediate area of their residence. These may be planted in barked areas, pots or planter boxes, but never in the grassed areas. No plantings are allowed if they obstruct the walkway or if they present any other safety hazard. Owners are responsible for maintaining annuals and planters planted in the immediate area of their units.

13.2 No owner may remove or alter any common area landscaping that was done by the Association without written approval of the Board.

13.3 Buffer modifications – Perimeter buffers are not to be disturbed. If you are among the lucky residents who live adjacent to these lands you have an extra responsibility to protect them. Owners living in these locations must also understand that these Perimeter Buffers are the property of Village Association and have restrictions under the development permits granted by the King County UPD.

For example: 1. Removal or Disturbance of Natural Vegetation is not allowed and if done may result in a King County code enforcement action and result in fines and restoration. The Board will hold the Owners who violate the Buffer areas responsible for any fines and restoration costs. 2. No hardscaping may be added. Hardscaping includes, but not limited to birdhouses, benches, pavers, tables, barbecues, fountains, ponds, waterfalls, etc. i.e. nothing manufactured or natural that was not there when The Village at Redmond Ridge began.

XIV. SATELLITE DISHES

14.1 All satellite dish installations MUST be approved by the Board of Directors prior to installation by filling out the Sundance Park satellite dish application.

14.2 All owners who are given approval from the Board of Directors to install a satellite dish are responsible for removing the satellite dish and all wiring as well as ensuring all penetration into building is weather tight upon moving out.

14.3 Any satellite dishes left installed on a unit when an owner moves out, will be removed by the Board of Directors and billed to the appropriate party. All collection policies are applicable.

XV MISCELLANEOUS

15.1 Canvassing, advertising, soliciting of any kind, and peddling in the Sundance Park housing area is strictly prohibited.

15.2 The speed limit is 10 MPH.

15.3 Master Association – Sundance Park is part of the planned community known as Village at Redmond Ridge. All owners and residents in Sundance Park must abide by all applicable rules and regulations of the master association.

15.4 55+ Age Restricted Community - Sundance Park is an "Adult Housing Development" with adult residency requirements. The units are intended for the housing of person fifty-five (55) years of age or older. There is a requirement that each residence shall have at least one (1) person permanently residing in the unit that is 55 years of age or older. The occupancy requirement is consistent with and complies with the Fair Housing Amendments Act. Provided the residency requirement is satisfied a person who is 18 years or older may reside as a permanent resident. Guests are permitted to temporarily reside in a residence, provided that no guest under 18 years of age resides for more than sixty (60) days in any calendar year. Each unit owner shall inform any prospective, tenant, purchaser or other potential occupant of these requirements and restrictions. There is no provision in the Covenant for the Association board to provide an exception or waiver to the residency requirements to purchasers or owners leasing units. In order for the Board to enforce these restrictions age affidavits are required from all purchasers prior to resale and from lessees prior to finalizing any lease agreement. The Board requires all owners to provide the names and ages of all occupants of the unit and may require proof of age on a periodic basis. See Age Restricted Covenant for Blakely Ridge Urban Planned Development and Sundance Park Condominium Declaration for more detailed information on Age Restricted Housing.