

AFTER RECORDING RETURN TO:  
**PERYEA SILVER TAYLOR**  
1200 Fifth Ave., Suite 1550  
Seattle, WA 98101

**AMENDMENT TO BYLAWS FOR  
CEDAR DOWNS HOMEOWNER'S ASSOCIATION**

GRANTORS:	CEDAR DOWNS HOMEOWNER'S ASSOCIATION, a Washington non-profit corporation
GRANTEES:	CEDAR DOWNS; CEDAR DOWNS HOMEOWNER'S ASSOCIATION, a Washington non-profit corporation; CEDAR DOWNS; THE GENERAL PUBLIC
LEGAL DESCRIPTION(S):	CEDAR DOWNS: DIVISION 1 (LOTS 1-55 INCLUSIVE), ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 98 OF PLATS, PAGES 71-73; DIVISIONS 2 (LOTS 1-20 INCLUSIVE) AND 3 (LOTS 1-30 INCLUSIVE); ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 107 OF PLATS, PAGES 13-14; DIVISION 5 (LOTS 1-45 INCLUSIVE), ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 108 OF PLATS, PAGES 81-82; AND DIVISION 7 (LOTS 1-20 INCLUSIVE), ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 124 OF PLATS, PAGES 40-41; ALL IN THE RECORDS OF KING COUNTY, WASHINGTON
TAX PARCEL ID NOS.:	1442700020 – 1442700550; 1442710010 – 1442710200 1442720010 – 1442720300; 1442740010 – 1442740450 1442760010 – 1442760200
DOCUMENT REFERENCE NOS.:	20220926000524

**AMENDMENT TO BYLAWS FOR  
CEDAR DOWNS HOMEOWNER'S ASSOCIATION**

WHEREAS, certain real estate was conveyed subject to that Cedar Downs I Declaration of Covenants, Conditions and Restrictions recorded on February 2, 1970, under King County Recorder's ("KCR") No. 197607020614, together with the Plat Maps of Cedar Downs, Div. 1 recorded under KCR No. 197509230631, Div. 2 recorded under KCR No. 197806120721, Div. 3 recorded under KCR No. 197808150834, Div. 5 recorded under KCR No. 197812050961, and Div. 7 recorded under KCR No. 198307260618.

WHEREAS, the Bylaws for the governance of Cedar Downs Homeowners Association (the "Association") were duly adopted by the initial Board of Directors on the June 5, 1979.

WHEREAS, the First Amendment to the Bylaws for the Association was duly adopted by the Association on March 14, 2004.

WHEREAS, a Second Amendment to the Bylaws for the Association was duly adopted by the Association on March 17, 2013.

WHEREAS, subsequently the Bylaws were entirely amended and superseded by the Amended and Restated Bylaws for Cedar Downs Homeowners Association recorded under KCR No. 20220926000524.

WHEREAS, pursuant to Article VIII of the Bylaws, after adoption of a resolution by the Board of Directors setting forth this Amendment, and after notice of this Amendment was provided to all of the members entitled to vote thereon, at least two-thirds of members approved this Amendment as set forth herein.

NOW THEREFORE, the President and the Secretary of the Association certify the Bylaws to have been amended in the following particulars:

[Where indicated, ~~single-strikethrough~~ indicates deletions, double-underline indicates insertions]

**A. *Bylaws Section 5.1 and 5.2 are hereby amended as set forth below:***

**5.1 Number and Qualifications.** The corporate powers of this Association shall be vested in a Board of Directors. The number of Board of Directors who shall manage the affairs of the Association shall be an odd number of not less than five (5) and not more than nine (9), and they must be ~~Members~~ Members of the Association. In addition to being a Member of the Association, the following restrictions apply to serving as a director:

5.1.1 Only one Member from a Lot may serve as a director at any given time.

5.1.2 If an owner owns multiple Lots, only one Member of such owner may serve as a director at any given time.

**5.2 Election and Term.** The Board of Directors shall be elected by ballot of members at the annual meeting of the Association, and shall serve for a term of two (2) years or until their successors are duly elected and qualified. Election of the members of the Board of Directors shall be staggered, so that two (2) to four (4) members are elected one year and three (3) to five (5) are elected the subsequent year.

*[Signatures on following page(s)]*

Dated this \_\_\_\_ day of \_\_\_\_\_, 2025.

**CEDAR DOWNS HOMEOWNER’S ASSOCIATION**

By: \_\_\_\_\_  
President

ATTEST: The above amended and restated Bylaws were properly adopted.

By: \_\_\_\_\_  
Secretary

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF KING )

I certified that I know or have satisfactory evidence that \_\_\_\_\_(President), and \_\_\_\_\_ (Secretary), appeared before me and acknowledged that they signed this instrument, on oath and stated that they were authorized to execute the instrument and acknowledged it as the President and Secretary of CEDAR DOWNS HOMEOWNER’S ASSOCIATION, to be the free and voluntary act of such parties for the uses and purposes mentioned in the instrument.

Dated: \_\_\_\_\_, 2025.

(SEAL/STAMP)

\_\_\_\_\_  
[Print Name:] \_\_\_\_\_  
NOTARY PUBLIC for the State of Washington  
Residing at \_\_\_\_\_  
My appointment expires: \_\_\_\_\_