



November 22, 2022

Dear Owners,

The voting for the Third Amended and Restated Declaration for White Pass Village Inn Condominium has been completed. Votes to Accept the Declaration totaled 73.26% of the total ownership. There were no votes to Reject the Declaration making the approval unanimous of those that voted. However, 26.74% did not vote and some of the non-voting owners submitted comments and questions.

Now that the vote is finished, we need to complete a physical survey of the property and extended common areas – such as drain field, propane tank, and emergency generator. The updated survey is needed as not all of these common elements are included in the existing survey. Upon completion of the survey, the Declaration, along with the survey, will be recorded with the Yakima County Auditor. Until recorded, the *Second Amended Declaration Of A Horizontal Property Regime for White Pass Village* (dated October 8, 1966) will continue to be our governing document.

Along with the Declaration, the Association's governing documents includes two additional documents – Bylaws, and Rules & Regulations. While the Declaration is a recorded document that establishes the majority of the powers, rights, and responsibilities of the association and its members, the Bylaws are more of a corporate document that addresses administrative processes of the organization such as meetings, officers, and committees. The new *Amended and Restated Bylaws of White Pass Village Inn Association* was written last year. The Village Inn Board of Directors will be working to ensure the verbiage aligns with the new Declaration. Once completed, the Bylaws will be sent to owners for review and then a vote. While generally amenable by the Board of Directors, due to the substantive changes to make the Bylaws consistent with the new Declaration, the Board feels owners should also vote on the new Bylaws.

The third document, Rules & Regulations, is new for our Association. This is essentially a sub-document of the Declarations, which the Board creates and amends to help enforce and clarify regulations established in the Declarations. The Rules cannot create new restrictions, but rather further elaborate how restrictions defined in the Declarations are to be executed, such as the Pet Policy. Previously, we have referenced the Bylaws in some cases for more detail from the Declarations but our attorney John Burleigh has recommended the Board adopt a Rules document to maintain the Bylaws true to their purpose.

The process for updating our Declaration and Bylaws began several years ago. With input from owners, as well as our attorney John Burleigh, we have made substantial progress. Thank you to owners for your assistance and patience!

Michael Murphy
Chairman

