

## MANAGEMENT COMMITTEES

The Management Committees (& the Trustees):

- Act on behalf of the owners
- Are elected by the owners
- Elects their own officers

SINGLE RESPONSIBILITY:

To protect and enhance property values.

**ULTIMATELY RESPONSIBLE** for all matters concerning the Phase or Division.

POWERS & DUTIES:

Granted by Washington State.

Defined by your Articles of Incorporation & Bylaws

- To provide for the maintenance, preservation, and architectural control of the residence lots and common areas including roads and utilities, to promote the health, safety & welfare of the residents, to fix, levy & collect all assessments, to pay all expenses, to acquire, own, improve, operate, maintain & transfer real or personal property, to borrow money, to mortgage real property, and to exercise any and all powers, rights & privileges that any Washington State non-profit corporation has the right to.

Defined by your Declarations

- Sec 6. Authority of the Management Committee.
- 7. Management Committee Powers, Exclusive.
- 8. Alterations, additions and improvements of Common Area.
- 9. Common Expense Assessments.
- 12. Delegation to Manager.
- 17. Entry for Repairs.
- 18. Failure of Management Committee to Insist On Strict Performance No Waiver.
- 19. Limitation of Management Committee's Liability.
- 21. Sale or Lease Right of First Refusal.
- 30. Audit.