

LakeLand Village Community Club (LLVCC)

Resolution No. 27

Lake Management Committee (LMC) and Related Covenants

1. The LakeLand Village Bylaws provide for the composition of Committees by the Board of Directors as specified therein. The purpose of this Resolution is to provide for these matters so that the Lake Management Committee's work is as consistent as possible throughout the Divisions and conforms with state and local laws regarding dams, protected shorelines and waters of the state.

All land within 100 feet of Lake Anderson, the canal and outflow creek are subject to protection and regulation under Mason County's Shoreline Master Program Title 17.50 (SMP) and the State Shoreline Management Act RCW 90.58 (SMA). LakeLand Village Community Club administers lake management matters and related covenants, resolutions and guidelines in adherence with the SMP and SMA, consistent with our obligation to comply with local, state and federal law as directed by LLVCC bylaws. As stewards of the lake, LLVCC has a duty to protect and preserve the lake for all residents throughout LakeLand Village.

2. The Lake Management Committee will consist of two board members appointed by the Board of Directors from among its members, and up to three community members for a total of five; these members may also be removed by the Board at its discretion. When acting as the Lake Management Committee pursuant to this Resolution, it shall have the authority to make recommendations to the Board of Directors for approval and action.
3. The Board of Directors will appoint an LMC Chair to be the primary point of contact for government regulatory matters. The LMC Chair shall keep the LMC and LLVCC office staff informed of any issues.
4. Process - General. The Lake Management Committee (LMC) is responsible for the maintenance and overall health of Anderson Lake. They may in conjunction with Architectural Control Committee investigate allegations of shoreline issues or violations. The LMC will consider each contact about any of these matters to be an opportunity to work collegially with the member, educate them about the rules, support their projects, and come to a mutually agreeable solution; while at the same time respecting the rules that apply. Members will be treated with respect and civility insofar as they allow that to be possible. Results will be documented.
5. Process - Decision-Making. The LMC will make its decisions primarily informally and will follow up with members as needed as when it is mutually convenient and timely. Meetings will be conducted informally. The following are guidelines for the LMC in its work. Where necessary, in the spirit of this Resolution, the LMC may deviate, or it may follow additional

rules and guidelines that are reasonably calculated to meet this standard:

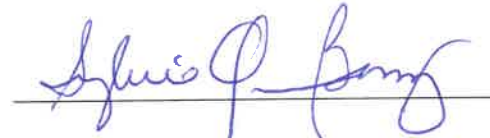
- The LMC meets as needed. At each meeting, the Committee considers lake issues and conditions, which for example may include items such as water treatments, fish planning, testing, etc.
 - Decisions made by the LMC include recommendations for approval, denial, approval with conditions, or denial with opportunity to correct and/or re-submit of lake related issues.
 - Decisions can also be made pending the approval of governmental agencies with jurisdiction, such as Mason County or the State of Washington, depending on the project.
 - The LMC makes decisions by consensus. Any decision must be presented to the Board of Directors for approval. The Board will determine the actions to follow and provide feedback to the LMC.
 - The LMC will monitor progress for compliance, support, and any deviation from any approval or approval conditions.
 - The LMC chair will keep a running log of contacts and other events for reporting.
6. Generally, the Lake Management Committee is responsible for protecting the overall health of the Anderson Lake, inspecting the earthen dam, valves and check the weir to make sure there are no obstructions, dealing with government regulatory requirements, coordinating state and county complaint lake maintenance activities, assisting with project permit applications, assisting members with understandings of the covenants as they pertain to the lake and other rules, monitoring compliance with its decisions, considering reports of violations and other restrictive covenants and rules, preparing reports as required, and recommending to the Board of Directors as it deems appropriate the consideration of amending existing rules or adopting new rules, and coordinating with the Board of Directors.
 7. The different applicable Divisional Covenants (Divisions 1, 3, 5 and 7) specify different rules about lake which includes, generally, no structures within 50 feet of the lake, dock length restrictions, restrictions on native tree and vegetation removal within the SMP shoreline, fences, hedges, walls restricted to 6 feet to not obstruct views. All projects require pre-approval by the Architectural Control Committee as specified in the particular Divisional Covenants.
 8. All LakeLand Village Community Club governing documents apply to all matters addressed herein.

9. Failure to enforce any part of this Resolution at any time does not constitute a waiver of the right to enforce the same part, any other part, or any other matter against the same member, or any other member, at any other time.

THIS RESOLUTION was adopted by the LakeLand Village Community Club Board of Directors this 28 day of February, 2023.



James Byrne, President



Sylvia Banzon, Secretary/Treasurer



Name and Return Address:

LLVCC
740 E Country Club Dr
P.O. Box 184
Allyn, WA 98524

Document Title(s)

1. Resolution 27

2.

Reference Numbers(s) of Documents Assigned or Released

ADDITIONAL REFERENCE #'S ON PAGE

Grantor(s)

1.

2. ADDITIONAL GRANTORS ON PAGE

Grantee(s)

1.

2. ADDITIONAL GRANTEES ON PAGE

Legal Description (abbreviated form: i.e. lot, block, plat or section, township, range, quarter/quarter)

Lakeland Village, Divisions 1, 3, 5, 7

ADDITIONAL LEGAL IS ON PAGE

Assessor's Property Tax Parcel/Account Number(s)

ADDITIONAL PARCEL #'S ON PAGE

THE AUDITOR/RECORDER WILL RELY ON THE INFORMATION PROVIDED ON THIS FORM. THE STAFF WILL NOT READ THE DOCUMENT TO VERIFY THE ACCURACY OR COMPLETENESS OF THE INDEXING INFORMATION PROVIDED HEREIN.