

LMC GOVERNING DOCUMENTS

A Hierarchy

COVENANTS:

A covenant is a written promise in a contract or in a deed to real property. A mutual covenant among members of a homeowners association contains promises to respect the rules of conduct and the restrictions on use of property. This agreement between owners is recorded in a document called “Covenants, Conditions and Restrictions” (abbreviated as CC&Rs) that governs a development or condominium project and is recorded with the County Recorder. The CC&Rs for land within a specific plat must be provided to each purchaser, is binding on future title-holders of the property, and runs with the land. Each platted area within the LMC has a covenant unique to that plat. Yours is with your deed.

ARTICLES OF INCORPORATION:

The Articles of Incorporation form the basic charter of a corporation by spelling out the name, basic purpose, names of incorporators and any special characteristics of the corporation (e.g., non-profit, imposition of assessments, dissolution). LMC Articles of Incorporation were signed by the incorporators and filed with the Secretary of State of Washington in 1968. Amendments to the Articles of Incorporation when approved by a vote of the membership must also be filed with the State.

BYLAWS:

Bylaws are the written rules for conducting the business of the corporation. Bylaws provide for meetings, elections of a board of trustees, officers and formation of committees. They also contain directions for assessments, elections, filling vacancies, and how members are to be notified. Bylaws are essentially a contract among members and must be formally adopted and amended by the membership.

REGULATIONS:

Regulations are written rules adopted by the Board of Trustees with regard to land use and common property. The board derives the authority to write and amend regulations from the hierarchy of governing documents listed above. LMC committees and staff in cooperation with the board carry out the dictates of the regulations for the benefit of the membership. In addition to the various requirements, the LMC Regulations address application processes, compliance issues, appeals and enforcement.

POLICY AND PROCEDURES:

Policy and Procedure documents are prepared by the board and committees based on the Covenants, Articles, Bylaws and Regulations. They offer guidance to current and future boards, committees and staff, assisting them in the efficient running of the corporation.

(Note: All aspects of the corporation are subject to Federal, State and County law.)