

After Recording Return to:
Sun Ranch Owners Association
PO Box 407
Tonasket, WA 98855-0407

Notice of Removal By-Law Amendment Auditor's file Number: 3043660

Notice of Removal of By-Law ammendment by Sun Ranch Owners' Association.

Notice is hereby given that Sun Ranch Owners' Association is removing the recorded amendment to it's by-laws, recorded incorrectly with Okanogan County on 02/13/2002. Amendments of Sun Ranch by-laws require the vote or written assnt of memebers entitled to exercise a majority of the voting power if the Association (article X, amendments) and a complete reissue of the revised by-laws. The 02/13/2002 document is not valid under Sun Ranch organizational by-laws.

In witness whereof, said association has cause this instrument to be executed by its proper officers this:
14th day of January 2011.

Sun Ranch Owners' Association

By: Charles Bettis
Title: President

By: Deborah Keating
Title: Treasurer

State of Washington

County or Okanogan

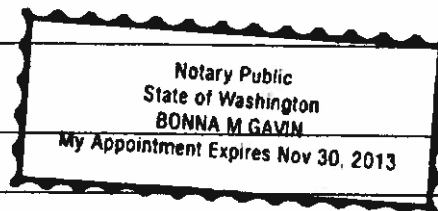
On this 14th day of January, 2011, personally appeared before me, Charles Bettis, President, and Deborah Keating, to me known to be the President and Treasurer of Sun Ranch Owners' Association, the Association that executed the within and foregoing legal filing and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that she was authorized to execute said instrument.

Witness my hand and official seal hereto the day and year first above written.

Printed Name: Bonna M Gavin
Notary Public in and for the State of Washington

Residing at: Tonasket

My commission expires: 11-30-2013





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02/04/2003 12:47P

Okanogan Co, WA

2/3/03

SROA

P.O. Box 1636

Tonasket, WA 98855

Okanogan County Auditor
149 3rd N
Okanogan, WA, 98840

To Whom It May Concern:

I am the president of Sun Ranch Owners Association and am granting utility easement for Lyman Lake Ranches of Sun Ranch Owners Association, Division No. 1, Portions of sections 8, 16, 17, 18, 19, 20 and 21, TWP 35 N, RGE 31 E, W.M., Okanogan County, Washington. The phone line must be installed at least 21 feet from the middle of the existing road to allow for possible widening of the road at a future date.

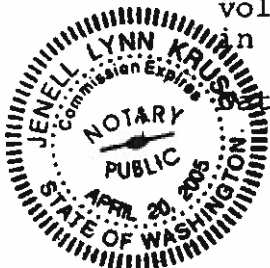
Thank you,

Lorelee Granberg, President, Sun Ranch Owners Association
425-418-8101

State of Washington
County of Okanogan

I certify that I know or have satisfactory evidence that Lorelee Granberg is the person who appeared before me, and said person acknowledge that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as, the President of Sun Ranch Owners Association to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: February 4th, 2003



Notary Public residing at Omak, WA
My commission expires April 20, 2005.



Attachments

BRINES TITLE CO

CONT

11.00

SUN RANCH AND SUN RANCH OWNER'S ASSOCIATION

GENERAL INFORMATION

SUN RANCH OWNER'S ASSOCIATION IS A NON-PROFIT ORGANIZATION INCORPORATED UNDER THE LAWS OF THE STATE OF WASHINGTON ON DECEMBER 31, 1969 AND OPERATES UNDER THE COVENANTS THAT ARE PART OF THE CAPE LABELLE AND LYMAN LAKE PLATS OF SUN RANCH AS FILED WITH OKANOGAN COUNTY, WASHINGTON, APRIL 6, 1970 IN VOLUME 222 OF DEEDS, PAGES 250-259, AUDITOR'S FILE NO. 572520 FOR THE CAPE LABELLE PLAT, AND REPEATED NOVEMBER 9, 1970 FOR THE LYMAN LAKE PLAT UNDER AUDITORS FILE NO. 576689. THE ASSOCIATION IS NOT A REAL ESTATE SALES OR DEVELOPMENT ORGANIZATION.

THE ASSOCIATION OWNS THE COMMON AREAS OF THE PLATS AND THE "HEADQUARTERS" PROPERTY SITUATED BETWEEN CAPE LABELLE AND LYMAN LAKE PLATS ON AENEAS VALLEY ROAD 11.7 MILES SOUTH OF HIGHWAY 20. AENEAS VALLEY ROAD IS 12.6 MILES EAST OF TONASKET, WASHINGTON AND IS THE FIRST PAVED ROAD LEADING SOUTH FROM HIGHWAY 20.

THE ASSOCIATION IS GOVERNED BY A FIVE MAN BOARD OF DIRECTORS ELECTED AT THE ANNUAL MEETINGS OF THE ASSOCIATION. THE BOARD CHOOSES THE OFFICERS. ANNUAL MEETINGS ARE HELD EACH JUNE AT SUN RANCH HEADQUARTERS.

MEMBERS OF THE ASSOCIATION ARE THE OWNERS OF THE INDIVIDUAL LOTS OF THE PLATS. EACH OWNER BY ACCEPTANCE OF A DEED OR THE SIGNING OF AN AGREEMENT OR CONTRACT TO PURCHASE A LOT, BECOMES A MEMBER AND BINDS HIMSELF TO ALL CHARGES AGAINST THAT LOT, INCLUDING ANY ATTORNEY'S OR FILING FEES INCURRED IN COLLECTING THOSE CHARGES.

MEMBERSHIP IS LIMITED TO THE OWNERS OF NOT LESS THAN ONE LOT. ONLY ONE OF ANY NUMBER OF CO-OWNERS CAN BECOME A MEMBER. A LOT HELD BY A HUSBAND AND WIFE IN ANY FORM OF JOINT OWNERSHIP QUALIFIES FOR ONE MEMBERSHIP ISSUED IN THE NAME OF THE HUSBAND. A MEMBER IS ENTITLED TO ONE VOTE FOR EACH LOT OWNED.

ASSOCIATE MEMBERS ARE THE CO-OWNERS OF ANY LOT, OR THE SPOUSE AND/OR CHILDREN OF A MEMBER WHO HAVE THE SAME RESIDENCE AS THE MEMBER. ASSOCIATE MEMBERS HAVE NO VOTE OR RIGHT OF NOTICE OF MEETINGS, ETC.

THE ASSOCIATION IS RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND UPKEEP OF THE COMMON AREAS AND THE HEADQUARTERS.

ALL ROADS WITHIN THE PLATS ARE PRIVATE AND ARE INTENDED TO BE FUNDAMENTAL ACCESS TO THE INDIVIDUAL LOTS. THE ASSOCIATION ENDEAVORS TO MAINTAIN THESE ROADS IN A PASSABLE CONDITION.

THE ASSOCIATION NEGOTIATES GRAZING LEASES FOR THE PURPOSE OF KEEPING THE GRASS SHORT FOR FIRE PREVENTION. IF OWNERS DO NOT WANT GRAZING ANIMALS ON THEIR LOTS, THEY MUST FENCE THEIR LOTS AT THEIR OWN EXPENSE.

THE ASSOCIATION OPERATES ON A FISCAL YEAR BASIS THAT RUNS FROM JUNE 1 THROUGH MAY 31 EACH YEAR. DUES ARE ASSESSED IN ADVANCE FOR THIS PERIOD. CURRENTLY DUES ARE \$24.00 PER YEAR FOR EACH TAXABLE LOT.

THE ASSOCIATION HAS THE POWER TO LEVY CHARGES (DUES) AGAINST EACH LOT AS IT DEEMS NECESSARY TO CARRY OUT ITS PURPOSES AND TO PLACE LIENS ON LOTS AS NECESSARY.

MOBILE HOUSE TRAILERS OR CAMPER OR ANY OTHER TEMPORARY SHELTER MAY BE USED AS A TEMPORARY RESIDENCE ONLY WITH APPROVAL OF THE BOARD.

NO BUSINESS OR COMMERCIAL ACTIVITY IS ALLOWED ON ANY LOT. RAISING CATTLE OR HORSES OR AGRICULTURAL CROPS BY THE OWNER IS NOT CONSIDERED A COMMERCIAL USE.

NO NOXIOUS, OFFENSIVE, UNSIGHTLY OR HAZARDOUS ACTIVITY IS ALLOWED ON ANY LOT.

ALL PROPERTY SHALL BE MAINTAINED BY THE OWNER IN A CLEAN, SANITARY, ATTRACTIVE AND SIGHTLY MANNER.

MEMBERS ARE RESPONSIBLE FOR KEEPING THE ASSOCIATION INFORMED REGARDING CHANGES OF THEIR MAILING ADDRESS.

IN THE EVENT A MEMBER SHOULD SELL HIS LOT, HE SHOULD INFORM THE BUYER OF THE ASSOCIATION AND HIS AUTOMATIC MEMBERSHIP IN IT.

EACH MEMBER IS ENCOURAGED TO ACQUIRE A COMPLETE COPY OF THE COVENANTS FROM THE OKANOGAN COUNTY AUDITOR.

X. O. H. H. H.
OWNER

X. Carol H. H. H.
OWNER

DATE

DATE

EA

DH

CH



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FILED FOR RECORD

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REEL 137 PAGE 1323
OKANOGAN COUNTY AUDITOR EASEMENT AGREEMENT
OKANOGAN, WA

The undersigned Mick Zabreznik and Gayla Zabreznik, hereinafter called Grantors, do hereby grant and convey to Sun Ranch Owner's Association, hereinafter called Grantees, and its successors and assigns, a non-exclusive easement for:

1. Ingress and egress to and from lands within the Sun Ranch Owner's Association over and across the existing road described herein; and
2. For the location and maintenance of underground utility lines over, under and upon the road described herein.

The easement area shall be 30 feet on each side of the centerline of the actual and existing road whose approximate location is indicated on attached Exhibit "A" and denoted "Approximate location of existing Road" on said Exhibit "A".

This easement shall burden lands owned by the Grantors in Lot 385 and 378 of Lyman Lake Ranches Platt, Division filed for record in Okanogan County, Washington.

Mick Zabreznik
Mick Zabreznik, Grantor

833924

Gayla Zabreznik
Gayla Zabreznik, Grantor

REINOLD & GARDNER
ATTORNEYS AT LAW
100 SOUTH SECOND AVENUE
P.O. BOX 751
OKANOGAN, WA 98840-0751
(509) 826-3610
FAX (509) 826-3612

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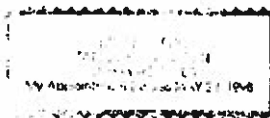
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STATE OF WASHINGTON)
: SS.
County of Okanogan)

This is to certify that on this 25 day of Sept, 1995,
before me a Notary Public in and for the State of Washington duly
commissioned and sworn, personally came MICK ZABREZNIK and GAYLA
ZABREZNIK, husband and wife, to me known to be the individuals
described in and who executed the within instrument, and
acknowledged to me that they signed and sealed the same as their
free and voluntary act and ded for the uses and purposes therein
mentioned.

WITNESS my hand and official seal the day and year in this
cetificate first above written.

Robert Reinhold
Notary Public in and for the State
of Washington, residing at Chenop.
My Commission expires 5-22-98.



833924

REINHOLD & GARDNER
ATTORNEYS AT LAW
100 SOUTH SECOND AVENUE
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LYMAN LAKE RANCHES OF SUN RANCH

DIVISION No. 1

PORTIONS OF SECTIONS 8, 16, 17, 18, 19, 20, & 21, TWP 35 N., RGE 31 E., WM.
OKANOGAN COUNTY, WASHINGTON

