

1 **SHB 1471 - H AMDS 166 ADOPTED 3/9/95**

2 By Representatives Appelwick and Padden

3 On page 1, at the beginning of line 9, insert "unincorporated
4 association, or other legal entity,"

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6 On page 1, line 9, after "owner of" insert "residential"

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8 On page 1, line 10, strike "association boundaries" and insert
9 "association's jurisdiction, as described in the governing
10 documents,"

11
12 On page 1, line 15, after "incorporation," strike all matter
13 through "association" on page 1, line 17, and insert "bylaws, plat,
14 declaration of covenants, conditions, and restrictions, rules and
15 regulations of the association, or other written instrument by
16 which the association has the authority to exercise any of the
17 powers provided for in this chapter or to manage, maintain, or
18 otherwise affect the property under its jurisdiction"

19
20 On page 1, after line 17, insert:

21 "(3) "Board of directors" or "board" means the body,
22 regardless of name, with primary authority to manage the affairs of
23 the association.

24 (4) "Common areas" means property owned, or otherwise
25 maintained, repaired or administered by the association.

26 (5) "Common expense" means the costs incurred by the
27 association to exercise any of the powers provided for in this
28 chapter.

29 (6) "Residential real property" means any real property, the
30 use of which is limited by law, covenant or otherwise to primarily
31 residential or recreational purposes."

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EFFECT: Clarifies the definitions of "homeowner's association" and "governing documents" and adds definitions of "board of directors," "common areas," "common expense," and "residential real property."