

BYLAWS  
of the  
TACOMA POINT IMPROVEMENT CLUB

ARTICLE I  
Purpose

SECTION 1. Tacoma Point Improvement Club (TPIC) is a 501(c)(7) organization, organized and operated for the social or recreational purposes of its members. A 501(c)(7) organization's facilities must be open only to its members (and possibly members' guests). Donations to a 501(c)(7) organization are typically not tax-deductible to the donor. The purpose for which TPIC was created may be altered, modified, enlarged or diminished by the vote of two-thirds of the members at a meeting duly called for such purpose. Notice of the meeting shall be given in the manner provided by the Bylaws of giving notice for the election of trustees.

ARTICLE II  
Membership

SECTION 1. The membership of TPIC shall consist of and be limited to the owners of the tracts in the area described in Article II, Section 3 of the Bylaws of Tacoma Point Improvement Club, who shall have one membership regardless of the number of tracts and number of individuals on deeds so owned. The interest of each member shall be equal to that of any other member, and no member shall acquire any interest which could entitle him to any greater voice, vote or authority in TPIC than any other member. A purchaser under contract of purchase shall be deemed to be an owner for membership purposes

SECTION 2. Unless provided otherwise in the bylaws, only members governed by TPIC may vote on any issue presented. Renters may not become members, but may become Associate Members, for a fee, equivalent to the property owner's membership fee, and if approved by their landlord. This fee includes the rights to use the parks but does not include voting rights. To be a voting member, landlords must also pay the membership fee.

SECTION 3. Membership in TPIC shall originate from ownership of tract(s) specified as Tacoma Point or Evergreen Point in the property description designated by Pierce County, and Parcel Numbers 0520054030, 0520054071, 0520054500, 5075000010, 5075000020, 5075000030, 5075000040, 5075000050, 5075000060, 5075000070 bordering 182<sup>nd</sup> Ave E. No membership shall be transferred, assigned, or in any manner conveyed, other than in the manner set forth herein.

SECTION 4. All TPIC rights of a member cease upon the transfer of his/her ownership of a tract specified as eligible for membership per the property description designated by Pierce County.

SECTION 5. In the event any member of TPIC, his/her family or guest shall violate the Articles of Incorporation or Bylaws, or the Rules and Regulations established by the Board of Trustees, such member may be prohibited from using the parks and enjoying the benefits of TPIC for such time as the President(s) of TPIC shall direct.

SECTION 6. Membership to TPIC is renewed annually. To be considered a member in good standing, membership fees must be paid in full each year.

ARTICLE III  
Trustees and Officers

SECTION 1. The powers of TPIC shall be vested in the Board of Trustees. The board shall consist of no less than three (3) or more than eleven (11) officials called trustees.

SECTION 2. Trustees shall be elected to serve a four (4) year term.

SECTION 3. Only members in good standing (annual fees have been paid in full) may be elected to, and hold, office.

SECTION 4. An officer's term shall terminate immediately upon his/her loss of membership in TPIC.

SECTION 5. The Board shall, as its first action following the annual meeting, conduct an election of officers consisting of one or two presidents, one or two vice presidents, one or two secretaries and a treasurer. A Membership Coordinator, Treasurer's Assistant and Communications Coordinator may be designated by the Board.

SECTION 6. No trustee or officer shall receive any salary or compensation from TPIC.

SECTION 7. Any vacancy occurring on the Board shall be filled by appointment by a majority of the remaining Board. The person so appointed shall hold office until the next regular annual meeting of TPIC at which time the members of TPIC shall fill by election any vacancies or unexpired terms.

#### ARTICLE IV Meetings

SECTION 1. Annual meetings of the members of TPIC shall be held at the Big Park, or at such other place as the Board may elect or via online communication. The annual all members meeting will be held on a date and time in June determined by the TPIC Board. Notice of the Annual Meeting shall be given by online notification to each member not less than ten days prior to the date of the meeting.

SECTION 2. Special meetings of the members may be called at any time by the President(s) or a majority of the Board or by members representing at least 25% of the total membership and may be held at the Big Park, at such other place as the Board may elect or via online communication. Notice containing the subject matter of a special meeting shall be given by online notification to each member not less than five (5) days prior to the special meeting date.

SECTION 3. Voting will be accepted from all members in good standing via paper ballots, in person, digitally or by proxy.

SECTION 4. Special meetings of the Board may be called at any time by the President(s) or a majority of the Board. Each officer or trustee shall be given notice at least one day prior to any special Board Meeting.

#### ARTICLE V Powers and Duties of Officers and Trustees

SECTION 1. The powers and duties of the officers and trustees are subject to limitations in the Bylaws of TPIC and include, but are not limited to:

- a. To conduct, control, and manage the affairs and business of TPIC and to develop rules and regulations for the use and enjoyment of TPIC's assets and properties.
- b. To issue annual keys and accompanying membership identification cards and vehicle decals evidencing membership in TPIC.
- c. To maintain all TPIC records including financial ledgers and correspondence.

SECTION 3. The President(s) shall preside at all meetings of the Board and members when possible. The president(s) shall sign all contracts or other instruments authorized by the Board.

SECTION 4. The Vice President(s) shall preside at all meetings at which the President(s) is (are) absent.

SECTION 5. The Treasurer shall keep safely all monies and securities and make disbursements thereof under direction of the Board. The Treasurer shall, at the annual meeting or when directed by the Board, issue and present a full statement showing in detail the financial affairs of TPIC.

SECTION 6. The secretary shall take minutes of scheduled Board and Member meetings.

SECTION 7. The Membership Coordinator shall maintain park gates, have locks rekeyed and new keys made on an annual basis. The Membership Coordinator is responsible for distributing new keys, membership identification cards, vehicle decals, parking passes and other pertinent information to members in good standing.

#### ARTICLE VIII Amendments

These Bylaws may be amended by majority vote of the members present at the Annual or Special Meeting. Members voting by proxy shall be deemed present.

#### ARTICLE IX Date of Adoption

These revised Bylaws are duly adopted by TPIC on the \_\_\_20\_\_\_ day of \_\_\_June\_\_\_\_\_, 2020\_\_\_.