

BYLAWS
Colony Mobile Community
Northwest Colony Mobile Community LLC

ARTICLE I – NAME AND PURPOSE

Section 1.01 – Name

The name of the organization shall be Colony Mobile Community, Northwest Colony Mobile Community LLC (the “LLC”).

Section 1.02 – Purpose

The purpose of the LLC is to protect the rights, housing stability, and livelihoods of tenants of manufactured home communities; to acquire, hold, and manage land underlying manufactured homes; to preserve affordability and community stability; to work with governmental agencies, housing authorities, nonprofit organizations, and funding institutions; and to ensure tenants have a meaningful voice in decisions affecting their homes and communities.

ARTICLE II – MEMBERSHIP

Section 2.01 – Eligibility

Membership is generally limited to tenants of manufactured home parks who voluntarily join the LLC and execute required membership and rights-assignment agreements. The Founder may authorize non-voting special classes of members as necessary to further the mission. There are currently fifty-four (54) Members associated with the Colony Mobile Home Park.

Section 2.02 – Status of Membership

Membership does not convey any individual ownership interest in the assets or equity of the LLC unless expressly granted in writing by the Founder or required by law. Contributions do not create implied ownership or equity interests.

ARTICLE III – FOUNDER AUTHORITY AND EMERGENCY POWERS

Section 3.01 – Founder

The Founder of the LLC is Baer-David Dobson.

Section 3.02 – Founder Ownership and Control

The Founder shall retain a controlling ownership interest of not less than fifty-one percent (51%) unless voluntarily relinquished.

Section 3.03 – Emergency Condition

The Founder may declare an Emergency Condition in good faith where delay could harm the LLC, including legal, funding, or property risks.

Section 3.04 – Emergency Powers

During an Emergency Condition, the Founder may take immediate binding action to protect the LLC.

Section 3.05 – Post-Emergency Reporting

A summary report shall be provided after the emergency concludes.

Section 3.06 – Standard of Conduct and Liability Limitation

All actions are governed by RCW 25.15 and liability is limited to the fullest extent permitted by Washington law.

ARTICLE IV – GOVERNANCE AND VOTING

Section 4.01 – Voting Standard

Major decisions require an affirmative vote of eighty percent (80%) of Members to protect long-term community stability.

Section 4.02 – Deadlock

Founder authority supersedes Member voting in cases of deadlock.

Section 4.03 – Emergency Exception

Voting requirements do not apply during an Emergency Condition.

ARTICLE V – MEMBER DUTIES

Members must maintain homes, cooperate respectfully, meet financial obligations, and comply with adopted rules and standards.

ARTICLE VI – BOARD OF DIRECTORS

The Board consists of Founder, Overseer, President, Treasurer, and Secretary. Board members are elected annually. The Founder is permanent and may remove Board members for cause.

ARTICLE VII – PARTNERSHIPS

The LLC may cooperate with governmental agencies, housing authorities, nonprofit organizations, and funding partners.

ARTICLE VIII – AMENDMENTS

Bylaws may be amended only by an eighty percent (80%) Member vote and mandatory, dispositive Founder approval.

ARTICLE IX – GOVERNING LAW

These Bylaws are governed by the laws of the State of Washington.

ARTICLE X – MEMBER WAIVER AND RELEASE

Members waive claims arising from good-faith actions to the fullest extent permitted by Washington law.

ARTICLE XI – STATEMENT OF INTENT

These Bylaws exist to protect tenants, prevent displacement, and secure collective ownership.

EXECUTION

Founder Signature: Baer Dobson
Date: 2-14-2025

Printed Name: Baer-David Dobson