



STATE OF WASHINGTON | DEPARTMENT OF STATE

I, **BRUCE K. CHAPMAN**, Secretary of State of the State of Washington and custodian of its seal, hereby certify that

ARTICLES OF INCORPORATION

of LAKE ARROWHEAD COMMUNITY CLUB
a domestic corporation of Shelton, Washington,

was filed for record in this office on this date, and I further certify that such Articles remain on file in this office.



In witness whereof I have signed and have affixed the seal of the State of Washington to this certificate at Olympia, the State Capitol,

December 11, 1979
Bruce K. Chapman

BRUCE K. CHAPMAN
SECRETARY OF STATE

ARTICLES OF INCORPORATION OF
LAKE ARROWHEAD COMMUNITY CLUB, INC.

The undersigned, CYNTHIA A. WALKER, being a person over the age of 21 years, hereby executes these Articles of Incorporation in duplicate for the purpose of forming a corporation under the Washington Nonprofit Corporation Act, RCW 24.03.

ARTICLE I

The name of the corporation is LAKE ARROWHEAD COMMUNITY CLUB, INC. (the "Association").

ARTICLE II

The duration of the corporation shall be perpetual.

ARTICLE III

The purposes for which this corporation is formed are:

1. (a) to acquire, improve and maintain the common area of LAKE ARROWHEAD COMMUNITY CLUB, INC. as provided in the Declaration of Restrictions, Covenants and Conditions which are recorded in Mason County (the "Declaration") and (b) to accept title or easements to or interest in any real or personal property from time to time conveyed to it, or to convey any or all interest in anything included in sub-paragraph (b).
2. To pay taxes and assessments which may be levied by any public authority upon any of the commonly held property.
3. To enter into contracts and agreements and provide services for the maintenance of any access roads and commonly held property including roads, recreational facilities, gardens and all improve-

ments of whether kind and for whatever purpose from time to time located on common areas in good order and repair.

4. To the extent not paid by the owners to pay all real property taxes and assessments levied upon any portion of the common area or upon any recreational facility or other property owned by the Association. The Association may contract for, employ or otherwise provide security personnel necessary to protect the property of the members, gardeners for proper care of the commonly held gardens and to maintain the private use of all common area and rights to the members subject to the provisions of the Declaration.

5. To enforce assessments, liens, charges, restrictions, conditions and covenants existing upon the property and parcels as provided for in the Declaration.

6. To fix, establish, levy and collect annually from the members such charges and assessments as may be necessary to carry out any or all of the purposes for which the corporation is formed in accordance with the terms of the Declaration.

7. To obtain and maintain in force policies of insurance.

8. To perform the duties and obligations assigned to the Association pursuant to the terms of the Declaration.

ARTICLE IV

The powers and authority of the Association are:

1. To expend monies collected by the Association from assessments and charges and to pay expenses and obligations incurred by the Association in carrying out any or all of the purposes for which it is formed.

2. To do and perform any and all acts which may be either necessary or proper for or incidental to the exercise of any of the powers of the Association or for the performance of any of the purposes for which the Association is formed; provided, however, the Association shall have no power to sell, transfer or otherwise dispose of the commonly held property without amending these Articles of Incorporation as provided by law, except that the Association may from time to time grant and convey to any third party such easements, rights of way, parcels or strips of land in, on, over or under any common area or recreational facility for the purpose of constructing, erecting, operating and maintaining roads, walks, driveways, parkways and park areas, recreational facilities, poles, wires and conduits for the transmission of electricity for lighting, heating, power, telephone, television and other purposes and for the necessary attachments in connection therewith, and private sewer storm water drains, land drains and pipes, water systems, sprinkler systems, water, heating and gas lines or pipes and any and all equipment in connection with the foregoing.

3. To exercise any or all of the powers set forth in these Articles, in the Declaration, and such general powers as a nonprofit corporation shall have under the laws of the state of Washington, subject only to the limitations upon the exercise of such powers as are expressly set forth in these Articles, the ByLaws and in the Declaration.

ARTICLE V

Nothing contained in these Articles or in the Declaration

shall be construed as authorizing or permitting the Association to own, manage or operate the common areas or any other real or personal property for profit.

ARTICLE VI

The address of the initial registered office of the corporation is 423 N. 5th, Shelton, Washington 98584, and the name of its initial registered agent at that address is HERBERT H. FULLER.

ARTICLE VII

The initial board of directors shall be:

<u>Name</u>	<u>Address</u>
HAROLD SVAREN	P.O. Box 3219 Midway, WA 98031
STANLEY E. YARNELL	7-6 Arrowhead Drive Elma, WA 98541
JAMES E. BLATTNER	6407 Greenwood Avenue N. Seattle, WA 98103
ROBERT W. NORRIE	2506th 26th Ct. S.W. Olympia, WA 98502
ERNIE LEORTSCHER	1761-27 Cloquillum Road Elma, WA 98541
MABEL E. SALLEE	5302 S. Sheridan Tacoma, WA 98408
CYNTHIA A. WALKER	21 Arrowhead Drive Elma, WA 98541

The initial board of directors shall serve until the first annual meeting of the members and until the election and qualification of their successors. Members of the board of directors shall be members of the corporation.

ARTICLE VIII

Each owner of record of a parcel within the boundaries of LAKE ARROWHEAD DEVELOPMENT, as described in the plats shall be a member

f the Association. Each member shall be entitled to one vote regardless of the number of parcels within the development owned by such member. However, if more than one person owns a single parcel, the members owning the parcel shall designate a single member who shall have the voting rights for the parcel, as set forth in the Bylaws. Owners who are husband and wife shall share between them one membership. Any member who owns more than one parcel shall be entitled to as many votes as the number of parcels owned by such member. Membership shall be inseparably appurtenant to each parcel and may be transferred only with record title to each parcel within LAKE ARROWHEAD. Upon transfer of ownership of a parcel, membership shall be deemed to be transferred to the grantee or contract purchaser thereof.

ARTICLE IX

The liability of the members of the Association, for the acts or liabilities of the Association, shall be limited to the amount of the dues and charges which are levied against the membership in accordance with these Articles, the Bylaws and the Declaration.

ARTICLE X

If the Association for any reason is dissolved as a corporate entity, a non-profit, unincorporated association shall forthwith and without further action or notice be formed and succeed to all rights and obligations of the Association. The Owners of each parcel shall have an equal, underlying beneficial interest in all of the Association's property transferred to or beneficially owned by the unincorporated association in direct proportion to the number of parcels owned by each member. Provided, however, there shall be no judicial partition of any parcel or common area nor shall any such member or other person acquiring any interest in any parcel

or common area seek any judicial partition. The unincorporated association shall be known as THE LAKE ARROWHEAD HOMEOWNERS' ASSOCIATION and its affairs shall be governed by the laws of the State of Washington and, to the extent not inconsistent, by these Articles as if they were created for the purpose of governing the affairs of an unincorporated association. As referred to herein, the term "Association" shall include the unincorporated association set forth in this Article.

ARTICLE XI

The name and address of the incorporator is CYNTHIA A. WALKER, 21 Arrowhead Drive, Elma, Washington 98541.

DATED this 15th day of October, 1979.

CYNTHIA A. WALKER

STATE OF WASHINGTON)
COUNTY OF Grays Harbor) ss.

CYNTHIA A. WALKER, being first duly sworn on oath, deposes and says: That I am the individual named in the foregoing instrument and that I have read the within and foregoing Articles of Incorporation of the LAKE ARROWHEAD COMMUNITY CLUB, INC., know the contents thereof and believe the same to be true.

/s/ Cynthia A. Walker
CYNTHIA A. WALKER

SUBSCRIBED AND SWORN to before me this 19th day of ~~October~~ November

1979.

/s/ Dennis E. Harwood
Notary Public in and for the State of
Washington, residing at Cosmopolis