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# STATE OF WASHINGTON | DEPARTMENT OF STATE

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

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## ARTICLES OF INCORPORATION

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of ~~CROFTON TOWNHOMES ASSOCIATION~~

a domestic corporation of Federal Way, Washington,

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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,

July 11, 1978

*Bruce K. Chapman*

BRUCE K. CHAPMAN  
SECRETARY OF STATE

FILED  
JUL 11 1978

ARTICLES OF INCORPORATION  
OF  
CROFTON TOWNHOMES ASSOCIATION

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WARREN J. DAHEIM, being a natural person over the age of eighteen, for the purpose of forming a non-profit corporation under Chapter 24.03 of the Revised Code of Washington, adopts the following Articles of Incorporation:

ARTICLE I.

The name of the corporation shall be CROFTON TOWNHOMES ASSOCIATION, hereinafter called the "Association".

ARTICLE II.

The period of duration of the Association shall be perpetual.

ARTICLE III.

Said corporation is organized exclusively as a homeowners association (more particularly a "residential real estate management association") within the meaning of Section 528 of the Internal Revenue Code of 1954 (or the corresponding provision of any future U.S. Internal Revenue law). More particularly, the corporation is organized as a residential real estate management association with respect to that certain property in King County, Washington, more particularly described as follows:

Plat of Crofton Townhomes, recorded in Volume 106 of Plats at Pages 51 and 52, records of King County, Washington.

In furtherance and not in limitation of the powers conferred by the laws of the State of Washington upon corporations organized for the foregoing purposes, the Association shall have the right to exercise all of the powers and privileges and to perform all of the duties and obligations of

the Association as set forth in that certain Declaration of Covenants, Conditions and Restrictions, hereinafter called the "Declaration", applicable to the property and recorded or to be recorded in the Office of the Auditor of King County, Washington, and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length.

#### ARTICLE IV.

Upon the dissolution of the corporation, the Board of Directors shall, after paying or making provision for the payment of all of the liabilities of the corporation, dispose of all of the assets of the corporation exclusively for the purposes of the corporation in such manner, or to such organization or organizations organized and operated exclusively as homeowners associations under Section 528 of the Internal Revenue Code of 1954 (or the corresponding provision of any future U.S. Internal Revenue Law), as the Board of Directors shall determine. Any such assets not so disposed of shall be disposed of by the Superior Court of the county in which the principal office of the corporation is then located, exclusively for such purposes or to such organization or organizations as said Court shall determine which are organized and operated exclusively for such purposes.

#### ARTICLE V.

The address of the initial registered office of the Association is: 1220 South 356th, Federal Way, Washington 98003, and the name of its initial registered agent at such address is WILLIAM E. RILEY.

#### ARTICLE VI.

The number of Directors constituting the initial Board of Directors of the Association is three (3), and the names

and addresses of the persons who are to serve as Directors until the first annual meeting of the members or until their successors are elected and qualified are:

<u>Name</u>	<u>Address</u>
WILLIAM M. RILEY	1220 South 356th Street Federal Way, Washington 98003
ROBERT HAMILTON	1220 South 356th Street Federal Way, Washington 98003
JOSEPH T. ARMOS	1220 South 356th Street Federal Way, Washington 98003

#### ARTICLE VII.

The name and address of the sole incorporator is: WARREN J. DAHEIM.

#### ARTICLE VIII.

No part of the net earnings of the corporation shall inure (other than by acquiring, constructing or providing management, maintenance and care of Association property, and other than by a rebate of excess membership dues, fees, or assessments) to the benefit of any private shareholder or individual.

#### ARTICLE IX.

Every person or entity who is a record owner of a fee or undivided fee interest in any lot which is subject by covenants of record to assessment by the Association, including contract sellers, shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any lot which is subject to assessment by the Association.

#### ARTICLE X.

For each lot owned, members shall be entitled to one vote.

