

D279813

FILE NUMBER



DOMESTIC

# STATE OF WASHINGTON | DEPARTMENT OF STATE

I, **RALPH MUNRO**, Secretary of State of the State of Washington and custodian of its seal, hereby certify that

## ARTICLES OF AMENDMENT TO ARTICLES OF INCORPORATION

of YAKIMA RANCHES OWNERS ASSOCIATION PHASE II  
a domestic corporation of Yakima, Washington,  
(Amending articles III & IV)

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

**NON PROFIT**

Filed at request of \_\_\_\_\_  
Smith, Scott & Mazzola  
Attn: Richard C. Smith  
314 North Second Street  
Yakima, WA 98901

Filing and recording fee \$ \_\_\_\_\_  
License to June 30, 19\_\_\_\_ \$ \_\_\_\_\_  
\_\_\_\_ Excess pages @ 25c \$ \_\_\_\_\_

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

March 26, 1981

Microfilmed, Roll No. 1569

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ARTICLES OF AMENDMENT OF THE ARTICLES OF INCORPORATION

OF

SECRETARY OF STATE  
STATE OF WASHINGTON

YAKIMA RANCHES OWNERS ASSOCIATION PHASE II

TO: The Secretary of State of the State of Washington

The Articles of Amendment of the Articles of Incorporation of YAKIMA RANCHES OWNERS ASSOCIATION, PHASE II, are herein executed in duplicate by said corporation as follows:

- 1. NAME: The name of this corporation is YAKIMA RANCHES OWNERS ASSOCIATION, PHASE II.
- 2. AMENDMENT: The corporation does hereby amend its Articles of Incorporation, which have heretofore been adopted by the corporation as follows:
  - a. Article III, Section A, of the Articles of Incorporation of said corporation is hereby amended to read as follows:

"A. Fix, levy, collect and enforce payment by any lawful means, all charges and assessments levied by the corporation in furtherance of its purposes as above set forth and to pay all expenses in connection therewith and additionally, all office and other expenses incident to the conduct of the business of the corporation including all licenses, taxes of governmental charges levied or imposed against the corporation; provided, that such charges and assessments shall be levied against each tract within the subject real property equally regardless of the particular size of any such tract, and provided further, that when any original tract is subdivided as provided in Article IV hereof, each such subdivided parcel shall be considered a separate tract for purposes hereof;

- b. That Article IV of the Articles of Incorporation of said corporation shall be amended to read as follows:

ARTICLE IV

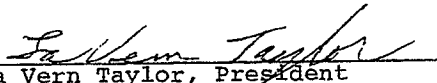
Membership

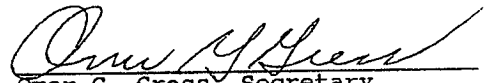
"Every person or entity who is a record owner of a fee interest in any tract within the real properties above described shall be a member of this corporation, except for any such tracts which are the subject matter of a conditional contract of sale in which case the purchasers or vendees under such contract shall be a member of this corporation. Each such tract shall carry an appurtenant membership and if any one person, or entity owns (or is contract purchaser of) more than one such tract, such person or entity shall have a separate membership for each such tract. In the event that more than one person or entity holds a membership interest, multiple ownership shall be counted as only one vote with regard to any of the affairs of the corporation; provided, however, that when any tract is formally subdivided (as by short or long plat, for example) and such

subdivision made a part of the official records of Yakima County, Washington, each parcel of such subdivision shall thereafter be considered a separate tract for all purposes, including without limitation, for purposes of determining membership and assessments. The definition of membership as above stated is expressly intended to exclude person or entities who hold a fee interest in the subject tracts merely as security for the performance of obligations such as, for example, contract vendors, mortgagees, and beneficiaries under Deeds of Trust. Membership in the corporation shall be appurtenant to and may not be separated or severed from the ownership of any tract which is subject to assessment by the corporation."

c. In all other respects, the Articles of Incorporation of said corporation adopted the 19th day of January, 1977, and recorded in the office of the Auditor of the State of Washington on January 31, 1977, shall remain in full force and effect.

3. That a special meeting of the members of YAKIMA RANCHES OWNERS ASSOC was duly called on notice and held on the 20th day of December, 1980, and that at such meeting such amendment was adopted by the members of the corporation, and that all of the members present and their proxies cast votes in favor of the amendment, such voting being in excess of the two-thirds vote required by law.


  
La Vern Taylor, President

  
Omer G. Gress, Secretary

STATE OF WASHINGTON )  
                          ) ss  
County of Yakima     )

On this 23rd day of March, 1981, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared LA VERN TAYLOR, to me known to be the President of YAKIMA RANCHES OWNERS ASSOCIATION, the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument and that the seal affixed (If any) is the corporate seal of said corporation.

WITNESS my hand and official seal hereto affixed the day and year first above written.

  
NOTARY PUBLIC in and for the State of Washington, residing at Yakima.

STATE OF WASHINGTON) )  
County of Yakima ) ss

On this 23<sup>rd</sup> day of March, 1981, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared OMER G. GRESS, to me known to be the Secretary of YAKIMA RANCHES OWNERS ASSOCIATION, the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument and that the seal affixed (if any) is the corporate seal of said corporation.

WITNESS My hand and official seal hereto affixed the day and year first above written.

Diane Adorno  
NOTARY PUBLIC in and for the State  
of Washington.