

--- Unofficial Duplicate ---

DOMESTIC

STATE OF WASHINGTON DEPARTMENT OF STATE

I, **A. LUDLOW KRAMER**, Secretary of State of the State of Washington and custodian of its seal, hereby certify that

ARTICLES OF INCORPORATION

OF LAKE LAND VILLAGE COMMUNITY CLUB
a domestic corporation of Allyn, Washington,

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

Filed at request of
M.K. Westgard Atty.
3430 S.W. 320th
Federal Way, Wash. 98002
NON-PROFIT

Filing and recording fee \$ **20.00**

License to June 30, 19 \$

Excess pages @ 25c \$

Microfilmed, Roll No

In witness whereof I have signed and have affixed the seal of the State of Washington to this certificate at Olympia, the State Capitol,
February 24, 1972

A. LUDLOW KRAMER
SECRETARY OF STATE

ARTICLES OF INCORPORATION
OF
LAKE LAND VILLAGE COMMUNITY CLUB

In compliance with the covenants, conditions and restriction which provide for the formation of a control committee for LAKE LAND VILLAGE and in satisfaction of that covenant, condition and restriction and in compliance with the requirements of Title 24, Revised Code of Washington, the undersigned, all of whom are residents of the State of Washington and citizens of the United States and all of whom are over the age of twenty one years, have this day voluntarily associated themselves together for the purpose of forming a non profit corporation and do hereby make, subscribe, execute and adopt, in triplicate, the following Articles of Incorporation, and certify as follows:

ARTICLE I.

The name of the corporation shall be LAKE LAND VILLAGE COMMUNITY CLUB,

ARTICLE II.

The principal office of the corporation is located at Lakeland Village, P.O. Box 108, Allyn, Washington.

ARTICLE III.

This corporation does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for maintenance, preservation and architectural control of the residence lots and common properties within that certain tract of property described as:

and the health, safety and welfare of the residents within the above described property and any additions thereto as may hereafter be brought within the jurisdiction of this club by annexation, as provided in Article VIII herein, and for this purpose.

a) To exercise all of the powers and privileges and to perform all of the duties and obligations of the Club 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 Mason County Auditor and as the same may be amended from time to time as therein provided, said declaration being incorporation herein as if set forth at length;

(b) To fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration: to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the corporation, including all licenses, taxes or governmental charges levied or imposed against the property of the Association;

(c) To acquire (by gift, purchase or otherwise), own, hold, improv, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association;

(d) To borrow money, to mortgage pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred; and

(e) To have and to exercise any and all powers, rights, and privileges which a corporation organized under the Non-Profit Corporation Law of the State of Washington by law may now or hereafter have or exercise.

ARTICLE IV

Every person or entity who is the contract purchaser of record or record owner of a fee interest in any lot which is subject by covenants of record to assessment by the Control Committee named in the Declaration of Covenants, Conditions and Restrictions or by the Club, Shall be a member of the Club; provided, however, that if any lot is held jointly by two (2) or more persons, the several owners of such interest shall designate one of their number as the "member". The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. No owner shall have more than one membership. Membership shall be appurtenant to and may not be separated from ownership of or the contract purchaser's interest in any lot which is subject to assessment by said Control Committee or by the Club, except that the incorporators shall be eligible for membership without regard to ownership of an interest in the properties. Incorporators who are not owners or contract purchasers of any lot subject to assessment shall cease to be members of the Club at the expiration of five years from the date of incorporation of the Club. Upon transfer of the fee interest to, or upon the execution and delivery of a contract for the sale of (or of an assignment of a contract purchaser's interest in) any lot, the membership and certificate of membership in the Club shall ipso facto be deemed to be transferred to the grantee, contract purchaser or new contract purchaser, as the case may be. Ownership of, or a contract purchaser's interest in, any such lot shall be the sole qualification for membership.

ARTICLE V.

No person shall have more than one (1) membership regardless of the number of lots owned or being purchased, and the interest of each member shall be equal to that of any other member, and no member may acquire any interest which shall entitle him to any greater voice, vote or authority in the Club than any other member. In the case of lots owned jointly by two (2) or more persons, only the joint owner designated as the "member" pursuant to Article IV hereof shall be entitled to vote.

In the event that the Non-Profit Corporation Law of the State of Washington as set forth in Title 24, Revised Code of Washington is changed to permit one member of a non-profit corporation to exercise greater voting rights than another member, voting shall thereafter be according to the number of lots owned, that is, members shall be entitled to one vote for each lot in which they hold the interest required for membership by Article IV. When more than one person holds such interest in any lot, the vote for such lot shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respects to any lot.

ARTICLE VI.

The affairs of this corporation shall be managed by a Board of not less than five (5) nor more than nine (9) trustees. The number of trustees may be changed by amendment of the By-Laws of the Club. The names and addressess of the persons who are to act in the capacity of trustees for not less than two (2) months and not more than two (2) years and until the selection of their successors are:

Name	Address
Robert A. Anderson	P.O. Box 61 Allyn, Washington
Henry P. Carsner	4502 Westwood Square Tacoma, Washington
Ben H. Knowles	P.O. Box 105 Allyn, Washington
Ralph Lackey	P.O. Box 33 Allyn, Washington
Leonard R. Dlugosh	1340 Garrison St. Port Orchard, Washington

At the first annual meeting, which shall be held not later than six months from the date of incorporation of this Club, the members shall elect three trustees for a term of one year, three trustees for a term of two (2) years and three (3) trustees for a term of three (3) years and at each annual meeting thereafter the members shall elect three (3) trustees for a term of three (3) years.

ARTICLE VII.

The highest amount of indebtedness or liability, direct or contingent, to which this corporation may be subject at any one time shall not exceed 150 percent of its income for the previous fiscal year, provided that additional amounts may be authorized by the assent of two-thirds (2/3rds) of the membership.

ARTICLE VIII.

Section 1. The Club may, at any time, annex additional residential properties and common areas to the properties described in Article III, and so add to its membership under the provisions of Article IV; provided that annexation of additional properties other than properties within the general plan of development provided for in Section 2 hereof, shall require the assent of two-thirds (2/3rds) of the members of the Club.

Section 2. If within 15 years from the date of recording of the Declaration of Covenants, Conditions and Restrictions applicable to the properties described in Article III, the developer should develop additional lands within the area described in Exhibit "A" attached to said Declaration, such additional lands may be annexed to the existing property without the assent of the members of this Club.

ARTICLE IX.

Any mortgage by the Club of the Common Properties defined in the Declaration shall have the assent of two-thirds (2/3rds) of the members of the Club.

ARTICLE X.

The Club shall have power to dedicate or transfer all or any part of the Common properties owned by it to any governmental unit or public agency or authority or public utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument signed by two-thirds (2/3rds) of the members of the Club entitled to vote has been recorded, agreeing to such dedication or transfer.

ARTICLE XI.

The Club may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3rds) of the members of the Club. Upon dissolution of the Club, the assets both real and personal of the Club, shall be dedicated to an appropriate agency to be devoted to purposes as nearly as practicable the same as those to which they were required to be devoted by the Club. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust or other organization to be devoted to purposes and uses that would most nearly reflect the purposes and uses to which they were required to be devoted by the Club.

ARTICLE XII.

The corporation shall exist perpetually.

ARTICLE XIII.

In order to take action under Article VII through XI, there must be a duly held meeting. Written notice, setting forth the purpose of the meeting shall be given to all members not less than 30 days nor more than 60 days in advance of the meeting. The presence of members or of proxies entitled to cast sixty percent (60%) of the vote shall constitute a quorum. If the required quorum is not forthcoming at any meeting, another meeting may be called subject to the notice requirement set forth above, and the required quorum at such subsequent meeting shall be one-half of the required quorum of

the preceding meeting. No such subsequent meeting shall be held more than 60 days following the preceding meeting. In the event that two-thirds (2/3rds) of the membership are not present in person or by proxy, members not present may give their written assent to the action taken thereat.

ARTICLE XIV.

Amendment of these Articles by the Club so as to change its name, its purposes, the place where its principal place of business be, the number of its trustees or the duration of its existence, shall be by affirmative vote of a majority of its members, but amendment of any other provision of these Articles shall require the affirmative vote of seventy-five (75%) percent of the members.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the law of the State of Washington, we the undersign, constituting the incorporators of this corporation, have executed these Articles of Incorporation this 27th day of January 1972

Note: Original signed by

- Robert A Anderson
- Ben H Knowles
- Ralph Lackey
- Leonard Ray Dlugosh
- Henry P Carsner

STATE OF WASHINGTON) ss.
COUNTY OF KING)

On this day personally appeared before me Robert Anderson, Ben Knowles, Ralph Lackey, Leonard Dlugosh and Henry Carsner to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 27th day of January 1972.

Note: Original signed by

Janet L. Winterholler (sp?)
NOTARY PUBLIC in and for
State of Washington, residing
at Federal Way.

Note: These Articles of Incorporation were filed on Feb. 24, 1972 with the Secretary of State of Washington State under File Number 218877.