

ARTICLES OF INCORPORATION  
OF  
THE SHADOWBROOK HOMEOWNERS ASSOCIATION

In compliance with the requirements of the Washington Nonprofit Corporation Act (R.C.W. 24.03), the undersigned, all of whom are residents of the State of Washington and all of whom are over 18 years of age and are duly authorized to execute these Articles of Incorporation, have this day voluntarily associated themselves together for the purpose of forming a corporation not for profit and do hereby certify the following Articles of Incorporation:

ARTICLE I

NAME

The name of the corporation is THE SHADOWBROOK HOMEOWNERS ASSOCIATION, hereafter called the "Association".

ARTICLE II

REGISTERED OFFICE AND AGENT

The registered office of the Association is located at 1215 120th Ave N.E., Suite 201, Bellevue, WA 98005. Frederick H. Burnstead is hereby appointed the initial registered agent of this association.

I, Frederick H. Burnstead, hereby consent to serve as registered agent, in the state of Washington, for the corporation herein named. I understand that as agent for the corporation, it will be my responsibility to receive Service of Process in the name of the corporation; to forward all mail to the corporation; and to immediately notify the office of the Secretary of State in the event of my resignation or of any change in the registered office address of the corporation for which I am agent.

3 - 30 - 89  
Date

Frederick H. Burnstead  
Frederick H. Burnstead

ARTICLE III

PURPOSE AND POWERS OF THE ASSOCIATION

This Association 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, Common Areas and Common Maintenance Areas within that

certain tract of property described as follows:

PARCEL "A"

The southeast quarter of the northeast quarter of Section 30, Township 26 North, Range 6 East, W.M., in King County, Washington.

PARCEL "B"

The southeast quarter of the northeast quarter of Section 30, Township 26 North, Range 6 East, W.M., in King County, Washington.

PARCEL "C"

The northwest quarter of Section 29, Township 26 North, Range 6 East, W.M., in King County, Washington.

PARCEL "D"

The northeast quarter of the southwest quarter of Section 29, Township 26 North, Range 6 East, W.M., in King County, Washington.

PARCEL "E"

The following described portions of the northwest quarter of the southwest quarter of Section 29, Township 26 North, Range 6 East, W.M., in King County, Washington. Parcels 2, 3 and 4, King County Short Plat No. 1180055 as recorded under King County Recording No. 8111250728. EXCEPT the south 236.33 feet of the most westerly 300.00 feet of said Parcel 4.

PARCEL "F"

The west 468 feet, as measured on the south line, of that portion of the southwest quarter of the southwest quarter of Section 20, Township 26 North, Range 6 East, W.M., in King County, Washington, described as follows:

Beginning at a point on the south boundary line of said southwest quarter of the southwest quarter of said Section 20, from which the southwest corner of said Section bears North 89°51'33" West, a distance of 230 feet; thence at right angles to said south boundary line North 0°08'27" East 129.52 feet; thence South 80°00'30" East, 179.58 feet; thence North 77°00'15" East 609.01 feet; thence South 0°08'27" West at right angles to said south boundary line of the southwest quarter of the southwest quarter of said Section 10, 247.22 feet to a point on said south boundary line from which the aforesaid section corner bears North 89°51'33" West, a distance of 1,000 feet; thence North 89°51'33" West 770 feet to the Point of Beginning;

EXCEPT that portion thereof conveyed to King County for Seidel Road by deed recorded under Recording No. 4910309;

(BEING the westerly 468 feet of Tract 7, Bear Creek Farms, according to the unrecorded plat thereof).

and to promote 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 Association for this purpose to:

- (a) 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 King County Recorder and as the same is amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length;
- (b) 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 Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association;
- (c) acquire (by gift, purchase or otherwise), own, hold, improve, 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) borrow money, and with the assent of two-thirds (2/3) of each class of members mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;
- (e) dedicate, sell or transfer all or any part of the Common Area, if such exists, to any public agency, authority, or 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 has been signed by two-thirds (2/3) of each class of members, agreeing to such dedication, sale or transfer;
- (f) participate in mergers and consolidations with other nonprofit corporations organized for the same purposes or annex additional residential property and Common Area, provided that any such merger, consolidation or annexation shall have the assent of two-thirds (2/3) of each class of members;
- (g) engage in any activity which may be lawfully conducted by a non-profit corporation organized under the Washington Non-profit Corporation Act;
- (h) engage in all such activities as are incidental or conducive to

the attainment of the purposes in this corporation, or any of them, and to exercise any and all powers authorized or permitted to be done by a non-profit corporation under any laws that may be now or hereafter applicable or available to this non-profit corporation.

The foregoing clauses of this Article III shall each be construed as purposes and powers, and the matters expressed in each clause shall be in no way limited or restricted by reference to or inference from the term of any other clauses, but shall be regarded as independent purposes and powers; and nothing contained in these clauses shall be deemed in any way to limit or elude any power, right, or privilege given to this non-profit corporation by law or otherwise.

#### ARTICLE IV

##### MEMBERSHIP

The Association shall have two classess of voting membership:

Class A. Class A members shall be all Owners, with the exception of the Declarant, and shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any Lot.

Class B. The Class B member(s) shall be the Declarant (as defined in the Declaration), and shall be entitled to three (3) votes for each Lot owned. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs earlier:

- (a) when the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership; or
- (b) on December 31, 1991

#### ARTICLE VI

##### BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of Directors. The number of Directors shall be fixed by the By-Laws and may be increased or decreased from time to time in the manner specified therein. The initial Board of Directors shall consist of three (3) members. The names and addresses of the persons who are to act in the capacity of Directors until the first election of their successors, unless they resign or are removed, are:

<u>Name</u>	<u>Address</u>
Frederick H. Burnstead	1215 120th Ave NE, Bellevue, WA 98005
Steve A. Burnstead	1215 120th Ave NE, Bellevue, WA 98005
F. H. Burnstead	1215 120th Ave NE, Bellevue, WA 98005

#### ARTICLE VII

##### DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of each class of members. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust or other organization to be devoted to such similar purposes.

#### ARTICLE VIII

##### DURATION

The corporation shall exist perpetually.

#### ARTICLE IX

##### AMENDMENTS

Amendment of these Articles of Incorporation by the Association so as to change the name, its purpose, the place where its principal place of business will be, or the number of its Directors, 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 percent (75%) of the members, unless otherwise provided herein.

#### ARTICLE X

##### LIABILITIES

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

