

Secretary of State

I, Sam Reed, Secretary of State of the State of Washington and custodian of its seal, hereby issue this

certificate that the attached is a true and correct copy of

ARTICLES OF INCORPORATION

of

SHORE WOODS MAINTENANCE COMMISSION, INC.

as filed in this office on May 13, 1965.

Date: July 24, 2009



Given under my hand and the Seal of the State of Washington at Olympia, the State Capital

Sam Reed, Secretary of State

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DOMESTIC

UNITED STATES OF AMERICA THE STATE OF WASHINGTON

Department Of State

I, A. LUDLOW KRAWER, SECRECHRY OF SCHOE OF THE SCHOE OF WHSHINGTON AND CUSTODIAN OF THE SCHOOF SHID SCHOE, DO HEREBY CERTIFY THAT:

ARTICLES OF INCORPORATION

OF THE DOMESTIC CORPORATION

SHORE WOODS MAINTENANCE COMMISSION, INC.	
Of Seattle, Washington	_,WHS, ON THE DHTE OF
ма у 13, 1965 "Но <u>1:48</u> О°СКОСК	P.M.FILEO FOR RECORD IN
THIS OFFICE HAD RE	DAINS ON FILE HEREIN.
Filed at request of Howe, Davis, Riese & Jones Attorneys at Law 977 Dexter Horton Building Seattle, Washington NON-PROFIT Filing and recording fee \$ 25.00 License to June 30, 19 \$ Excess pages @ 25¢ \$	IN JESTIMONY WHEREOF, I HAVE HEREUNGO SET MY HAND HND HEFIXED HEREGO THE SCHIE OF THE SCHIE OF WHSHINGTON. DONE HT THE CHPITOL, HT OLYMPIH ON THIS THE DATE OF.
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ARTICLES OF INCORPORATION

MAY 13 1965

of

A. LUDLOW KRAMER
SECRETARY OF STATE
BY Marie of discovering the supervisor of corporations

SHORE WOODS MAINTENANCE COMMISSION, INC.

KNOW ALL MEN BY THESE PRESENTS that we, the undersigned, all of whom are residents and citizens of the United States, interested in the provision of community services to areas now or hereafter platted within Sections 19, 20, 28 and 29 of Township 28 North, Range 2 East of the Willamette Meridian in Kitsap County, Washington to the extent that plats thereof are subjected to restrictive declarations providing for membership in this corporation, acting as incorporators of a corporation under the provisions of the Washington Non-Profit Corporation Act (Revised Code of Washington Title 24), adopt the following Articles of Incorporation for said corporation:

ARTICLE I

The name of this corporation shall be

SHORE WOODS MAINTENANCE COMMISSION, INC.

ARTICLE II

The duration of the corporation shall be in perpetuity.

ARTICLE III

The registered office and place of business of the corporation will be Room 208, Second & University Building, Seattle 1, Washington.

ARTICLE IV

This corporation does not contemplate pecuniary gain or profit for itself or to its members, and is not authorized to issue shares of stock. Each member as such will have equal interest and voting right in the corporation, provided that in the election of trustees of the corporation, principles of cumulative voting shall apply to the end that each member shall have that number of votes which is the number of trustees' vacancies to be filled, and may cast such number of votes for

any one nominee, or divided among two or more nominees, as such voting member may determine.

ARTICLE V

The authorized number for membership, the qualifications necessary for membership in this corporation, the different classes of membership (if any), the proprietary voting and other rights and privileges of each class of membership, as well as the liability of each of all classes of membership for dues, assessments, and capital contributions, the method of collecting said dues, assessments, and contributions, and all such other matters necessary and proper to carry out the purposes for which the corporation is formed, shall be set forth in the by-laws of this corporation. A certificate of membership may be issued to each member which, however, shall not be transferable except as provided in the by-laws of the corporation.

The authority to formulate the initial by-laws for this corporation is hereby vested in the members of the corporation. Said by-laws shall be adopted by a meeting of its members duly called, and may thereafter be amended or repealed only to the extent and by the methods provided for in the by-laws.

ARTICLE VI

The purposes for which the corporation is formed are:

- A. To create or acquire or purchase or contract to purchase or lease real property designated as "common property" in plats which are subject to restrictions reciting membership by owners thereof in this corporation, to develop the same for common benefit.
- B. To designate, remove and replace members of Architectural Control Committee as to the property of members and to institute proceedings for the enforcement of restrictions effective as to such property.
- C. To insure, protect, beautify and improve the common property, to provide park space and common facilities and services, to maintain control and orderliness of vacant property, to sponsor the provision of utility services, to pay taxes upon common property, to construct and control the

use of structures appropriate for the common benefit and to make such undertakings as may be useful to the accomplishment of the purposes hereof.

- D. To levy, collect and enforce assessments upon members, as liens upon the lots of members, for the provision of funds necessary or appropriate to the purposes of the corporation.
- E. To provide community services of every kind and nature in favor of the property of members subject hereto, except that no such activity shall be entered into for profit or for purposes other than as permitted to a non-profit corporation.

ARTICLE VII

The corporation shall have all the powers, not contrary to law or the statutes of the State of Washington, incident to, expedient or appropriate to carry out the purposes for which it is formed.

Specifically, and without limiting the generality of the foregoing, the corporation shall have the following powers:

- (a) To receive property by gift, devise or bequest, and otherwise acquire, purchase, rent, contract for, hold and convey all property, both real and personal, including shares of stock, bonds, and securities of other corporations;
- (b) To convey, exchange, lease, sell, mortgage, encumber or otherwise dispose of all property, real and personal;
- (c) To borrow money, contract debts, and issue notes, bonds, bills or evidence of indebtedness and to provide security for the payment or performance of its obligations;
- (d) To appoint such subordinate agents and officers as the business may require, and to make contracts, and to do all other acts necessary or appropriate for the administration of the affairs and attainment of the purposes of the corporation;
- (e) To improve the common property for the benefit of the members and to provide facilities and services consistent with the corporate purposes for the benefit of the members and their property;

- (f) To make and collect assessments, the same constituting liens upon the property of the members, and to enforce such liens, for the purpose of furthering the objects and purposes of the corporation;
- (g) To expend money as determined by the Board of Trustees of the corporation for corporate purposes of every kind and nature, including, without limitation, the construction and maintenance of improvements, the provision of services, the payment of taxes upon common property and the accumulation of necessary reserves;
- (h) To enter in and to perform all contracts and undertakings necessary or appropriate for the corporate purposes;
- (i) To render any lawful service to or on behalf of its members upon a non-profit basis, but not thereby restricting the right and power to accumulate reserves as may be necessary or useful for the continued performance by the corporation of its purposes.

ARTICLE VIII

The number of trustees of this corporation shall be as stated in the by-laws of the corporation, and shall be not less than three nor more than nine in number. The names of the trustees who shall manage the affairs of the corporation for a period of not less than two months nor more than six months are as follows:

R. D. Bruce L. H. Hemila Robert Baird

Trustees may be individuals who are members of this corporation or who are employed by or are nominated by members of the corporation. Prior to six months from date of formation of the corporation, a meeting of the members shall elect trustees to serve until their successors be elected and qualified as provided in the by-laws.

IN WITNESS WHEREOF, the incorporators have hereunto set their hands and seals this __//tl day of ______ Guernsey T. Jones STATE OF WASHINGTON ss. County of King On this day personally appeared before me R. D. BRUCE, L. H. HEMILA and ROBERT BAIRD, to me known to be the individuals described in and who executed the within and foregoing Articles of Incorporation, 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 ______ day of May, 1965. Notary Public in and for the Spate of Washington, residing at Matte STATE OF WASHINGTON)
) s,s.
County of King)

On this day personally appeared before me L. R. GUERNSEY and B. T. JONES, to me known to be the individuals described in and who executed the within and foregoing Articles of Incorporation, 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 10th day of May, 1965.

Notary Public in and for the State of Washington, residing at Seattle