

D-259772
FILE NUMBER



DOMESTIC

STATE OF WASHINGTON | DEPARTMENT OF STATE

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

ARTICLES OF INCORPORATION

of CANDLEWOOD RIDGE HOMEOWNERS' ASSOCIATION
a domestic corporation of Bellevue, Washington,

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,

September 10, 1976

Bruce K. Chapman

BRUCE K. CHAPMAN
SECRETARY OF STATE

9/10/76

FILED

SEP 20 1976

SECRETARY OF STATE
STATE OF WASHINGTON

ARTICLES OF INCORPORATION

OF

CANDLEWOOD RIDGE HOMEOWNERS' ASSOCIATION

In compliance with the requirements of RCW 24.03.010, et seq., (hereinafter the "Act"), the undersigned, a resident of the state of Washington and over the age of 21 years, has this day executed these Articles of Incorporation for the purpose of forming a nonprofit corporation and does hereby certify:

ARTICLE I

The name of the corporation is CANDLEWOOD RIDGE HOMEOWNERS' ASSOCIATION, and is hereafter called the "Association."

ARTICLE II

The principal office of the Association is located at 13837 N.E. 8th Street, Bellevue, Washington, 98005, which is also the registered office of the Association.

ARTICLE III

Robert J. Watt, whose address is 13837 N.E. 8th Street, Bellevue, Washington, 98005, is hereby appointed the initial registered agent of this Association.

ARTICLE IV

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 residential Lots and Common Area within that certain tract of property described as set forth on Exhibit A hereto, and any additions thereto as may be brought within the jurisdiction of this Association, and to promote the health, safety and welfare of the

residents within the above-described property and in order to obtain said purposes to:

(a) exercise all the powers and privileges and to perform all 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 King County Director of Records and Elections, state of 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;

(b) fix, levy, collect, and enforce payment by any lawful means all charges or assessments pursuant to the terms of the Declaration and 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 of each class of members, mortgage, pledge, deed in trust, or hypothecate any or all 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 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 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 of each class of Members;

(g) have and to exercise any and all powers, rights and privileges that a corporation organized under the Act by law may now or hereafter have to exercise.

ARTICLE V

MEMBERSHIP

Every person or entity who is or may hereafter become, 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 purchasers, shall be a member of the Association. The foregoing shall not extend 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 VI

VOTING RIGHTS

The Association shall have two classes 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 among themselves determine, but in no event shall more than one vote be cast with respect to any Lot.

Class B. The Class B Members shall be the Declarant (as defined in the Declaration) and shall be entitled to three 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 January 1, 1985.

ARTICLE VII

BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of Directors, who need not be Members of the Association. The number of directors shall be not less than three nor more than nine, and the number of directors may be changed by amendment of the Bylaws of the Association. The names and addresses of the persons who are to act in the capacity of directors until the selection of their successors are:

<u>Name</u>	<u>Address</u>
Robert J. Watt	13837 N.E. 8th Street Bellevue, WA 98005
Charles M. Brengle	13837 N.E. 8th Street Bellevue, WA 98005
Janice B. Waude	13837 N.E. 8th Street Bellevue, WA 98005

At the first annual meeting, the Members shall elect three directors, one of which shall be elected for a term of one year, one for a term of two years, and one for a term of three years; and at each annual meeting thereafter the Members shall elect directors to replace the director or directors whose term or terms expire at that meeting for terms of three years each.

ARTICLE VIII

DISSOLUTION

The Association may be dissolved with the assent given

in writing and signed by not less than two-thirds 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/or assigned to any nonprofit corporation, association, trust, or other organization to be devoted to such similar purposes.

ARTICLE IX

DURATION

The corporation shall exist perpetually.

ARTICLE X

AMENDMENTS

Amendment of these Articles shall require the assent of seventy-five per cent (75%) of the entire membership.

ARTICLE XI

FHA/VA APPROVAL

As long as there is a Class B. Membership, the following actions will require the prior approval of the Federal Housing Administration or the Veterans Administration: annexation of additional properties, mergers and consolidations, mortgaging of Common Area, dedication of Common Area, dissolution and amendment of these Articles.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the state of Washington, I, the undersigned, incorporator of this Association, have executed these Articles of Incorporation this 28 day of August, 1976.



Incorporator

STATE OF WASHINGTON)
) ss.
County of King)

ROBERT J. WATT, being duly sworn on oath says:

- 1. That he is the above identified incorporator;
2. That he has read the within and foregoing Articles of Incorporation, knows the contents thereof, and believes the same to be true.

[Handwritten signature of Robert J. Watt]
ROBERT J. WATT

SUBSCRIBED AND SWORN to before me this 28 day
of August, 1976.

[Handwritten signature of Carl Ann Bahr]
Notary Public in and for the State of
Washington, residing at [Handwritten address]