



APP

230014
FILE NUMBER



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 PARK RIDGE HOMEOWNERS ASSOCIATION
a domestic corporation of Tacoma, 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
Thomas H. Oldfield, Atty
1501 Washington Bldg
Tacoma, Wa 98402
NON-PROFIT

Filing and recording fee \$ 20.00
License to June 30, 19 \$
Excess pages @ 25¢ \$
Microfilmed, Roll No. 270
Page 381-387

In witness whereof I have signed and have affixed the seal of the State of Washington to this certificate at Olympia, the State Capitol, June 13, 1973

A. LUDLOW KRAMER
SECRETARY OF STATE

FILED

JUN 10 1973

A. LUDLOW KRAMER
SECRETARY OF STATE

ARTICLES OF INCORPORATION
OF
PARK RIDGE HOMEOWNERS ASSOCIATION

THE UNDERSIGNED, all of whom are residents of the State of Washington, and all of whom are of full age, have this day voluntarily associated themselves together for the purpose of forming a corporation not for profit and do hereby certify:

ARTICLE I

The name of the corporation is Park Ridge Homeowners Association, hereafter called the "Association."

ARTICLE II

The principal office of the Association is located at 101 South 9th Street, Tacoma, Washington, 98401.

ARTICLE III

Dutton Hayward, whose address is 101 South 9th Street, Tacoma, Washington, 98401, 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 residence Lots and Common Area within that certain tract of property platted as Park Ridge according to plat recorded in the office of the Auditor of Pierce County, Washington, in Volume 40 of Plats at pages 25-27, 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 in the Office of Pierce County, Washington, under Auditor's Fee No. 2302109 and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as it 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 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 non profit 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) 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 V

MEMBERSHIP

Every person or entity who is 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 is not intended 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 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, 1980.

ARTICLE VII

BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of Directors, of not more than nine (9) Directors, who need not be members of the Association. The number of directors may be changed by amendment of the By-Laws of the Association. The initial Board shall consist of three (3) persons, and the names and addresses of the persons who are to act in the capacity of directors until the selection of their successors are:

James D. Marchetti
for a 3 year term

101 South 9th Street
Tacoma, Washington 98401

Dutton Hayward
for a 2 year term

101 South 9th Street
Tacoma, Washington 98401

Frank Dempski
for a 1 year term

101 South 9th Street
Tacoma, Washington 98401

At each annual meeting thereafter, the members shall elect one director for a term of three years.

ARTICLE VIII

DISSOLUTION

The Association may be dissolved with the assent given in

writing and signed by not less than two-thirds (2/3) of both classes of the 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 IX

DURATION

The corporation shall exist perpetually.

ARTICLE X

AMENDMENTS

Amendment of these Articles shall require the assent of seventy-five percent (75%) of both classes of membership.

IN WITNESS WHEREOF, for the purposes of forming this corporation under the laws of the State of Washington, we, the undersigned, constituting the incorporators of this Association, have

executed these Articles of Incorporation this 11th day of June, 1973.

James D. Marchetti
Denton Hayward
Frank Lemyski

STATE OF WASHINGTON)

County of Pierce)

ss

JAMES D. MARCHETTI, being first duly sworn, upon oath
deposes and says:

That he is one of the incorporators of Park Ridge Homeowners
Association; that he has read the foregoing Articles of Incorporation,
knows the contents thereof and believes the same to be true.

James D. Marchetti

Subscribed and sworn to before me this 11 day of June

1973.

Anna C. O'Connell

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