

ARTICLES OF INCORPORATION
OAKBROOK, 7th ADDITION, HOMEOWNERS ASSOCIATION

The undersigned, for the purpose of forming a corporation under the nonprofit LAWS of the State of Washington, RCW 24.03, adopt the following Articles of Incorporation)

ARTICLE I

The name of the corporation is QAKBROOK, 7th ADDITION HOMEOWNERS ASSOCIATION, hereinafter called the "Association".

ARTICLE II

The principal office of the Association is located at PQ Box 97062, Tacoma, WA 98497.

ARTICLE III

The initial registered agent is Raymond A, Kleven. The registered office address, which is also the address of the registered agent is 9B14 Onyx Drive South West, Tacoma, Washington, 98496.

ARTICLE IV

PURPOSE AND POWERS OF THE ASSOCIATION

The association does not contemplate pecuniary gain or profit to the **members** thereof, and the specific purposes for which it is forced are to provide for maintenance, preservation and architectural control of the residence lots within that certain tract of property described UP 10&5 as amended, and to promote the health) safety and welfare of the residents within the above described property and any addition* thereto as say 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 Protective Covenants, Conditions and Restrictions, hereafter called the 'Declaration') applicable to the property and recorded in the Office of the Pierce County Auditor 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) Participate in mergers and consolidations with other nonprofit corporations organized for the **same** purposes, provided that such merger or consolidation shall have the assent of seventy-five (73t) of the voting members) voting separately

(c) have and to exercise any and all powers) rights and privileges which a corporation organized under the Nonprofit Corporation Law of the State of Washington lay 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 shall immediately upon creation of the Association and thereafter during the entire period of such Owner's ownership of me or lore Lots within OAKBROOK) 7th ADDITION) be a member of the Association. Such membership shall commence, exist and continue simply by virtue of such ownership, shall expire automatically upon termination of such ownership, and need not be confined or evidenced by any certificate or acceptance of Membership. In addition, every person residing in a home within OAKWOOD) 7th ADDITION, under* lease agreement of the record owner shall be entitled to associate membership for the period of that lease. The foregoing if 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. Every person or entity qualified for membership as an associate member, who contributes fees, in the stead of the property owner, as specified in Article X of the

bylaws shall be a voting **member and is entitled** to all benefits associate membership and the right to vote on **all matters as** specified in the bylaw.

ARTICLE VI

BOARD OF DIRECTORS

The affairs of this Association shall be managed by a board of not less than three (3) nor more than nine (9) directors, who need not be members of the Association. The number of directors may be changed by amendment of the Bylaws of the Association. The initial board of directors shall consist of three directors, The names and addresses of the persons Mho are to serve as the initial directors until the selection of their successors are)

NAME	ADDRESS
Bob Snee	7109 99th Ave, Tacoma, WA
Art Peterson	7210 100th Ave Ct) Tacoma) WA
Paella Kleven	9814 Onyx Or SN, Tacoma, WA

At the first annual meeting, the voting members shall elect three directors for a ten of one year) three directors for term of two years and three directors for a term of three years and at each annual meeting thereafter the voting **members** shall elect three directors for a term of three years.

ARTICLE VII

DISSOLUTION

The Association may be dissolved with assent given In writing and signed by not **less** than seventy-five (75%) of the voting members, voting separately. In the event the association is at any time dissolved, whether Inadvertently or deliberately, It shall automatically be succeeded by an unincorporated association of the **same** name. In that event all of the powers and obligations of the Incorporated association existing immediately prior to its dissolution shall thereupon automatically vest in the successor unincorporated association, and such vesting shall thereafter be confirmed and evidenced by appropriate conveyances and assignments by the incorporated association. To the greatest extent possible, any successor unincorporated association shall be governed by the Articles of Incorporation and the Bylaws of the Association as if they had been made to constitute the governing documents of the unincorporated association, At the time of dissolution of the incorporated association) all financial obligations incurred by the Association shall be immediately paid in full. Any remaining **assets** shall be divided evenly and distributed to those members of the association who have contributed dues within the last membership year.

ARTICLE VIII

DURATION

The corporation shall exist perpetually.

ARTICLE IX

AMENDMENTS

Amendment of these articles shall require the **assent** of seventy-five (75) of the voting membership, voting separately.

ARTICLE X

INCORPORATOR

The name and address of the Incorporators of the corporation **are as** follows

Mr. Robert Snee 7109 99th Ave, Tacoma, WA 98498

Mr. Art Peterson 7210 100th Ave Ct, Tacoma, WA 98498

Dr. Pamela Kleven 9814 Onyx Dr. S.H., Tacoma, WA 8498

CONSENT TO APPOINTMENT AS REGISTERED AGENT

I, RAYMOND A. KLEVEN, hereby consent to serve as the 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 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 thi registered office address of the corporation for which I as agent.

DATE: 28 December 1984

Raymond A. Kleven // Signed //

IN WITNESS WHEREOF, for the purpose of forming this corporation under the law of the State iof Washington, the undersigned have executed these Articles of Incorporation this 28 day of December, 1984.

Robert Snee // Signed //

Art Peterson // Signed //

Paula Kleven // Signed //