

# **ARTICLES OF INCORPORATION**

of the

## **LAKEVIEW ESTATES HOMEOWNERS ASSOCIATION**

I, Sutherland McLean, a citizen of the United States of America and of full age and majority, acting as the incorporator of the LAKEVIEW ESTATES HOMEOWNERS ASSOCIATION under the provisions of the Washington Nonprofit Corporation Act, (Revised Code of Washington 24.03), adopt the following articles of incorporation:

### **ARTICLE I NAME**

The name of the corporation shall be the LAKEVIEW ESTATES HOMEOWNERS ASSOCIATION.

### **ARTICLE II DURATION**

The duration of the corporation shall be perpetual.

### **ARTICLE III PURPOSE**

The purposes of the corporation are:

- A. To conduct the business of Lakeview Estates, a private residential community located at Lake Erdman in Mason County, Washington; to be responsible for the maintenance, operation and preservation of the utilities, water system, roads and all areas set aside for community usage; to insure that the general plan for all property included in this subdivision will result in a residential area where property values, desirability and attractiveness will be enhanced and protected.
- B. To lease, purchase, or otherwise acquire, own and hold personal property; to sell, mortgage, hypothecate, lease, transfer or in any manner dispose of personal property; to lease, purchase, receive, acquire, own and hold such real estate or any interest therein as may be necessary, proper or convenient for the corporation or any of its purposes; to mortgage, lease, sell or otherwise dispose of said real property or any part thereof; to borrow money on the credit of said corporation, and to issue its notes, bonds and other evidences of indebtedness therefor; to mortgage, pledge, or hypothecate any or all of the property of the corporation to secure such evidences; to loan money belonging to said corporation and to take pledges, mortgages, hypothecations and any and all kinds of negotiable paper and other securities as security for money so loaned;
- C. To accomplish any one or more of the purposes of this corporation, to engage in, conduct, and carry on all or any part of its purposes and to do every lawful act and thing necessary, proper, suitable and advisable or convenient for the accomplishment of any of its purposes for the exercise or furtherance of its powers;
- D. To make and alter bylaws not inconsistent with these articles of incorporation, or with the laws of the State of Washington, for the administration and regulation of the affairs of the corporation;
- E. To have and exercise all or any of the rights, powers and privileges hereafter conferred by the laws of the State of Washington, for the administration and regulation of the affairs of the corporation.

## **ARTICLE IV PROPERTY**

The property of this corporation is irrevocably dedicated to the purpose of promoting, organizing and carrying out the goals described in Article III above. No part of the net earnings of the corporation shall inure to the benefit of any private member of this corporation or be distributed to its members, officers or directors except the corporation shall be authorized to pay reasonable compensation for services rendered and make payments and distributions and further the purposes as set forth in Article III above.

## **ARTICLE V IRS SECTION 501 COMPLIANCE**

- A. This corporation is organized exclusively for charitable, scientific, literary or educational purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code.
- B. No substantial part of the activities hereof shall be the carrying on of propaganda or otherwise attempting to influence legislation and the corporation shall not participate in or intervene (including the publishing and distribution of any statement) in a political campaign on behalf of any candidate for public office. Notwithstanding any of the provisions of these articles, the corporation shall not carry on any activities not permitted to be carried on by a corporation exempt from federal income tax under Section 501 of the Internal Revenue Code of 1954 or corresponding provisions of any future United States Internal Revenue Code or by corporation contributions which are deductible under Section 170(c) of the Internal Revenue Code of 1954 (or corresponding provisions of any future United States Internal Revenue law).

## **ARTICLE VI DISSOLUTION OF THE CORPORATION**

Upon the dissolution of the corporation, its Board of Directors shall, after making provisions for payment of all liabilities of the corporation, transfer all the remaining assets of the corporation to a nonprofit corporation exempt from federal income tax under Section 501 of the Internal Revenue Code and a corporation to which contributions are deductible under Section 170 (c) of the Internal Revenue Code. However, if the named recipient is not in existence or is no longer exempt from federal income tax or is unwilling or unable to accept the distribution, then the assets shall be distributed to an organization which is established as having tax exempt status under Section 501(c)(3) of the Internal Revenue Code.

## **ARTICLE VII BYLAWS**

The initial bylaws of the corporation shall be designed and adopted by its Board of Directors. The power to alter, amend, repeal or adopt new bylaws shall be vested in the Board of Directors.

## **ARTICLE VIII REGISTERED OFFICE**

The address of the initial registered office of the corporation shall be 29921 SE 312th Way, Black Diamond, Washington 98010. The name of the initial registered agent of the corporation at such address shall be Sutherland McLean.

**ARTICLE IX  
STOCK**

This corporation is formed without purpose of pecuniary profit to itself and therefore shall have no capital stock.

**ARTICLE X  
MEMBERS**

Members shall be the owners of lots within Lakeview Estates as defined in the Declaration of Covenants running with the land as filed with Mason County.

**ARTICLE XI  
ORIGINAL DIRECTORS AND INCORPORATORS**

The original director and incorporator of this Association, who shall serve in both capacities, shall be one in number as follows:

NAME:

Sutherland McLean

ADDRESS:

29921 SE 312th Way Black Diamond, WA. 98010

DATED:

4-22-91

Sutherland McLean

Sutherland McLean

STATE OF WASHINGTON )

: ss.

County of King )

On this day personally appeared before me SUTHERLAND MCLEAN, to me known to be the individual described in and who executed the within and foregoing Articles of Incorporation, and acknowledged that he signed the same as his free and voluntary act and deed for the use and purposes therein mentioned.

GIVEN under my hand and official seal this 22nd day of April, 1991.

Susan A Bloomer

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

Cumclaw

My Commission Expires: 5-1-92