

ARTICLES OF INCORPORATION  
OF  
SCATCHET HEAD COMMUNITY CLUB

KNOW ALL MEN BY THESE PRESENTS: That Fred J. Hagen, Andrew D. Hawley, James E. Weber, A.C. Eliassen and Allen A. Bowden, being citizens of the United States, being over the age of twenty-one years and being desirous of forming a corporation under Title 24, Revised Code of Washington, relating to a non-profit corporation, do hereby for the purpose of forming a non-profit corporation, make , subscribe, execute and adopt, in triplicate, the following Articles of Incorporation, and certify as follows:

ARTICLE I

The name of the corporation shall be “SCATCHET HEAD COMMUNITY CLUB”.

ARTICLE II

The purposes for which this corporation is formed are:

1. To purchase or otherwise acquire, construct, improve, develop, repair, maintain, operate, care for/or dispose of easements, parkways, playgrounds, open spaces, and recreational areas, tennis courts, beaches, boat landings, mooring basins, floats, piers, clubhouses, swimming pools, and/or swimming areas, bathhouses, community buildings, community clubhouses, and in general community facilities appropriate for the use and benefit of its members, and/or for the improvement and development of the property hereinafter referred to.
2. To enforce assessments, liens, charges, restrictions, conditions and covenants existing upon and/or created for the benefit of the corporation.
3. To exercise such powers of control, interpretations, construction, consent, decision, determination, modification, amendment, cancellation, annulment and/or enforcement of covenants, reservations, restrictions, liens, and charges imposed upon said property, and as may be vested in, delegated to, or assigned to said corporation and such duties with respect thereto as may be assigned to and assumed by said corporation.

4. To fix, establish, levy and collect such membership fees, dues, charges and/or assessments as may be necessary in the judgment of the Board of Trustees to carry out any or all of the
5. purposes for which this corporation is formed, but not in excess of the maximum from time to time fixed by the By-Laws.
6. To expend the monies collected by said corporation from assessments and charges and other sums received for the payment and discharge of costs, expenses and obligations incurred by said corporation in carrying out any or all of the purposes for which said corporation is formed.
7. Generally, to do any and all lawful things as provided in Title 24, R.C.W. which may be advisable, proper, authorized and/or permitted to be done by said corporation under or by virtue of any restrictions, conditions, and/or covenants or laws affecting said property, or any portions thereof; and to and perform any and all acts which may be either necessary for, of incidental to, the exercise of any of the foregoing powers or for the peace, health, comfort, safety, and/or general welfare of owners of said property, or portions thereof, or residence thereon. Any property now owned or hereafter acquired by said corporation from whatever source shall be for the sale and exclusive use and benefit of the members of said corporation.
8. Nothing contained in these Articles of Incorporation shall be construed as authorizing or permitting said corporation to own, manage, or operate any real or personal property for profit either to itself or for the benefit of its members, and wherever it is authorized to collect charges or assessments, it shall have no power or authority to use said charges or assessments except as necessary to the actual costs or expense of the act, duty, power or transaction performed.
9. All the foregoing purposes and powers are to be exercised and carried into effect for the purpose of doing, serving and applying the things above set forth for the benefit of the corporation.

### ARTICLE III

The corporation shall at all times hereafter be a joint and mutual association of the above-named incorporators, and such other persons as may hereafter be admitted to membership in accordance with the By-Laws of the corporation. Membership and certificate evidencing the same shall be inseparably appurtenant to tracts or division of tracts owned by the members, except insofar as original incorporators and trustees shall not be so required, and upon transfer of ownership or contract for sale of any such tract, membership and certificate of membership shall ipso facto be deemed canceled and the purchaser become eligible for membership herein in accordance with the By-Laws. No membership or certificate of membership may be transferred, assigned, or conveyed in any manner other than in the manner herein set forth. In the event of the death of a member, the membership or certificate of membership of such deceased member shall be and become the property of the personal representative of such deceased member upon the appointment and qualification of such in a judicial proceeding and such personal representative shall have all of the rights, privileges and liabilities of such member until title shall be transferred or contracted to be transferred. The property in possession of this corporation shall be managed by the board of trustees hereinafter mentioned and only alienated and disposed of in accordance with the By-Laws of the corporation.

#### ARTICLE IV

The Management of this corporation shall be vested in a board of trustees. The number of trustees for the corporation shall be fixed from time to time in the manner provided for in the By-Laws and the same may be altered from time to time in the same manner, but shall never be less than five (5). The qualifications, terms of office, manner of election, time and place of meetings, and power and duties of the trustees shall be such as are prescribed by said By-Laws. The authority to make, amend, alter, change or repeal the corporation's By-Laws shall be vested in the board of trustees, subject to the right of the corporation's members to amend, alter, change or repeal any such action on the part of the said board..

The names of the initial trustees who shall manage the affairs of the corporation for not more than six (6) months or until trustees are elected by the members are:

Andrew D. Hawley

311 Fairview Avenue N.

	Seattle, Washington
Fred J. Hagen	311 Fairview Avenue N. Seattle, Washington
Allen A. Bowden	1103 Norton Building Seattle, Washington
James E. Weber	Seattle-First National Bank Second and Cherry Street Seattle, Washington, Box 3586
A. C. Eliassen	Seattle-First National Bank Second and Cherry Street Seattle, Washington, Box 3586

#### ARTICLE V

The time of the existence of this corporation shall be perpetual.

#### ARTICLE VI

The registered office and post office address of this corporation shall be 311 Fairview Avenue North, Seattle, Washington. The registered agent shall be Fred J. Hagen of the same address.

ARTICLE VII

The qualifications of the members of said corporation, the property, voting and other rights and privileges, and the liabilities to charges and assessments of the members shall be set forth in the By-Laws of the corporation.

IN WITNESS WHEREOF, the undersigned, incorporators of this corporation, have this 5<sup>th</sup> day of October, 1967, hereunto set their hands and seals in triplicate.

/s/ Fred J. Hagen

Fred J. Hagen

/s/ Andrew D. Hawley

Andrew D. Hawley

/s/James E. Weber

James E. Weber

/s/ Allen A. Bowden

Allen A. Bowden

[This text incorporates amendments dated November 14, 1971 and February 13, 1977.]

STATE OF WASHINGTON )

) ss

COUNTY OF KING)

THIS IS TO CERTIFY that on the 5<sup>th</sup> day of October, 1967, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally came FRED J. HAGEN, ANDREW D. HYAWLEY, JAMES E. WEBER, A.C. ELIASSEN and ALLEN A. BOWDEN, to me known to be the individual described in and who executed the within instrument, and acknowledged to me that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS MY HAND AND OFFICIAL SEAL this 5<sup>th</sup> day of October, 1967.

/s/ Lorraine B. Anderson

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

(seal)