

178129

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 LAKE LIMERICK COUNTRY CLUB, INC.
a domestic corporation of Seattle Washington,

were filed for record in this office at 11:59 o'clock A. M., on this date, and I further certify that such Articles remain on file in this office.

Filed at request of Hansen and Blackburn
Attorneys at Law
1116 North 105th St.
Seattle, Washington 98133

NON-PROFIT
Filing and recording fee \$ 25.00
License to June 30, 19 \$
 Excess pages @ 25¢ \$

In witness whereof I have signed and have affixed the seal of the State of Washington to this certificate at Olympia, the State Capitol,
March 8, 1966

Microfilmed, Roll No. 1052

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A. LUDLOW KRAMER
SECRETARY OF STATE
1547

APPROVED
AS TO FORM AND FILED

MAR 8 - 1966

ARTICLES OF INCORPORATION
of
LAKE LIMERICK COUNTRY CLUB, INC.

A. LUDLOW KRAMER
SECRETARY OF STATE

BY *Maree Cody*
ASSISTANT SUPERVISOR OF CORPORATIONS

KNOW ALL MEN BY THESE PRESENTS: That we, Mark J. Antoncich, Kenneth W. Engel, and Allan F. Osberg, John W. Osberg and W. J. Pierce, residing in the State of Washington, and being citizens of the United States, each being over the age of twenty-one years, and being desirous of forming a corporation under Title 24, Revised Code of Washington, relating to non-profit corporations, do hereby associate ourselves together for the purpose of forming a non-profit corporation, and 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 Lake Limerick Country Club, Inc.

The purposes for which this corporation is formed are:

1. To purchase or otherwise acquire, construct, improve, develop, repair, maintain, operate, care for and/or dispose of streets, roadways, 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, places of amusement, 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 build, improve and maintain roadways, culverts, bridges and drainage areas and to provide for the improving, cleaning and sprinkling of streets, and for collection and disposal of the street sweepings, garbage, ashes, rubbish and the like; to prevent and suppress fires, to provide police protection, and to make and collect charges to cover the costs and expenses therefor.
3. To improve, light and/or maintain streets, roads, alleys, courts, walks, gateways, fences and ornamental features now existing or hereafter to be created or erected, and shelters, comfort stations and/or buildings and improvements ordinarily appurtenant to

any of the foregoing; to improve, plant and maintain grass plots and other areas, trees and plantings within the lines of the street immediately adjoining or within the property hereinafter described or referred to.

4. So far as it can legally do so, to grant franchises, rights of way and easements for public utilities or other purposes upon, over and/or under any of said property.

5. To acquire by gift, purchase, lease or otherwise, and to own, hold, enjoy, operate, maintain and to convey, sell, lease, transfer, mortgage and otherwise encumber, dedicate for public use and/or otherwise dispose of, real and/or personal property and interest therein wherever situate.

6. To enforce assessments, liens, charges, restrictions, conditions and covenants existing upon and/or created for the benefit of parcels of real property in the plat or added to the plat of Lake Limerick Country Club, Inc., Section 27, T21N, R3W, W.M. and the S $\frac{1}{2}$ S $\frac{1}{2}$ Section 22, T21N, R3W, W.M. and SE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 21 T21N, R3W, W.M. and SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 23, T21N, R3W.W.M. (all of the foregoing in Mason County, Washington) to which said parcels may be subject, and to pay all expenses incidental thereto.

7. To pay the taxes and assessments which may be levied by any public authority upon any of the said property now or hereafter used or set apart for roadways, easements, parks, parkways, playgrounds, open areas, tennis courts, beaches, boat landings, mooring basins, community clubhouses, community club buildings, places of amusement and/or recreation areas, or upon such other recreation spaces wherever situate as may be maintained for the general benefit and use of the owners of lots in said property; to pay taxes and assessments levied by any public authority upon any property which may be held in trust for said corporation.

8. To exercise such powers of control, interpretation, 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.

9. To appropriate, purchase, divert, acquire, and store water from streams, water courses, wells or any other source, and to distribute the water so appropriated and acquired to its members for use upon the lands of said members and for domestic purposes; to acquire, own, construct, hold, possess, use and maintain such pumping plants, tanks, pipe lines, reservoirs, ditches, buildings,

roads, trails and appliances, and such other property, including water rights and shares of stock in other corporations as said corporation may from time to time desire to acquire or purchase for furnishing and supplying water to its members; provided that this corporation shall not use or dispose of such water as a public utility, but solely for the use and benefit of its members and for the irrigation of lands and domestic and other useful and beneficial purposes.

10. To fix, establish, levy and collect annually such charges and/or assessments as may be necessary in the judgment of the board of trustees, to carry out any or all of the purposes for which this corporation is formed, but not in excess of the maximum from time to time fixed by the By-Laws.

11. To expend the moneys 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.

12. Generally, to do any and all lawful things 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 (including areas now or hereafter dedicated to public use); and to do and perform any and all acts which may be either necessary for, or 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 residents thereon.

13. To borrow money and mortgage, pledge or hypothecate any or all of the real or personal property of said corporation as security for money borrowed or debts incurred; and to do any and all things that a corporation organized under said laws of the State of Washington may lawfully do when operating for the benefit of its members or the property of its members, and without profit to said corporation.

14. Generally, to do and perform any and all acts which may be either necessary or proper for or incidental to the exercise of any of the foregoing powers and such powers granted by the provisions of Title 24, Revised Code of Washington, and other laws of the State of Washington relating to non-profit corporations.

15. 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. It is the intention and purpose that the business of said corporation

shall not be carried on 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 cover the actual cost or expense of the act, duty, power, or transaction performed.

16. All of 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 all property situated in the plat or added to the plat of Lake Limerick Country Club, Inc., Section 27, T21N, R3W, W.M. and the S $\frac{1}{2}$ S $\frac{1}{2}$ Section 22, T21N, R3W, W.M. and SE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 21 T21N, R3W, W.M. and SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 23, T21N, R3W.W.M. (all of the foregoing in Mason County, Washington).

ARTICLE II.

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 certificates evidencing the same shall be inseparably appurtenant to tracts or division of tracts owned by the members, and upon transfer of ownership or contract for sale of any such tract, membership and certificate of membership shall ipso facto be deemed to be transferred to the grantee or contract purchaser. 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 appointment and qualification as 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. The interest of each incorporator or member shall be equal to that of any other and no incorporator or member can acquire any interest which will entitle him to any greater voice, vote, authority or interest in the corporation than any other member.

ARTICLE III.

The number of trustees of this corporation shall not be less than three (3) nor more than ten (10). The names of the trustees who shall manage the affairs of the corporation for not

more than six (6) months until the trustees are elected by the members are:

<u>NAME</u>	<u>ADDRESS</u>
Mark J. Antoncich	7001 - 31st N. E., Seattle, Wash.
Kenneth W. Engel	8010 - 208th N. E., Redmond, Wash.
John W. Osberg	1132 North 128th, Seattle, Wash.
Allan F. Osberg	1132 North 128th, Seattle, Wash.
W. J. Pierce	1132 North 128th, Seattle, Wash.

ARTICLE IV.

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

ARTICLE V.

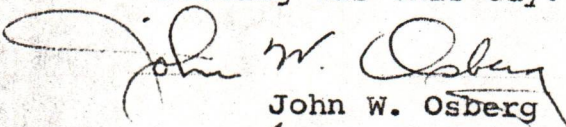
The registered office and post office address of this corporation shall be 5125-25th AVE NE, SEATTLE, WASH.

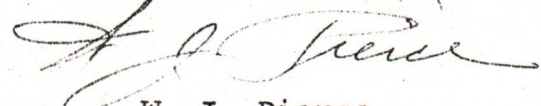
ARTICLE VI.

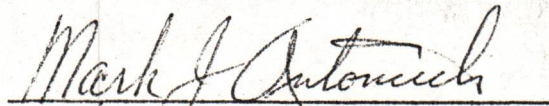
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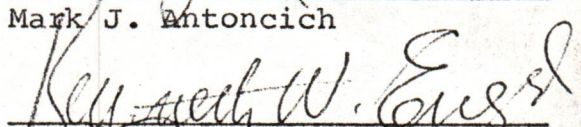
The qualifications of the members of said corporation, the property, voting and other rights and privileges, and the liabilities to charges and assessments of the members, shall be set forth in the By-Laws of the corporation.

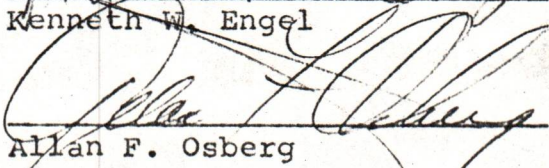
IN WITNESS WHEREOF, we, the undersigned, the incorporators of this corporation have this 28 day of February, 1966, hereunto set our hands and seals in triplicate, and state that our first meeting was this day.


 John W. Osberg


 W. J. Pierce


 Mark J. Antoncich


 Kenneth W. Engel


 Allan F. Osberg

STATE OF WASHINGTON)
COUNTY OF KING) SS

THIS IS TO CERTIFY THAT on the 28 day of February, 1966, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared

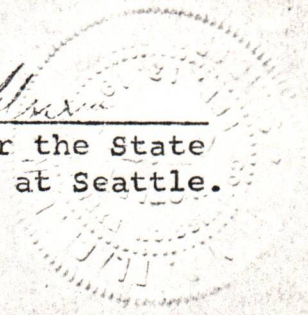
1530

W. J. Pierce and John W. Osberg,
Mark J. Antoncich, Kenneth W. Engel, and Allan F. Osberg, /to me
known to be the individuals described in and who executed the within
and foregoing instrument and acknowledged to me that they signed
and sealed the same as their free and voluntary act and deed, for
the uses and purposes therein mentioned.

WITNESS MY HAND AND OFFICIAL SEAL, the day and year in
this certificate first above written.

John R. Baethman

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



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