





**STATE OF WASHINGTON  
SECRETARY OF STATE**

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TRACKING I.D. NUMBER:

*(Only for previously submitted documentation)*

NAME OF ENTITY: LAKELAND HILLS HOME OWNERS ASSOCIATION

UNIFIED BUSINESS IDENTIFIER NUMBER (UBI): 601820436

TYPE OF SERVICE REQUESTED: COPY OF ARTICLES OF INCORPORATION  
MAIL TO: LHHA, PO BOX 1491, AUBURN, WA 98071-1491



VISA, MASTERCARD, OR AMERICAN EXPRESS



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Name: RONALD A WALKER (As it appears on the credit/debit card)

Address: PO BOX 1491 (As it appears on the billing statement)

City AUBURN State WA Zip Code 98071-1491

EXACT PAYMENT AMOUNT AUTHORIZED: \$ 30.00

x Ron A Walker Ron A WALKER 10-14-09 253-804-6011  
 Authorized Signature Printed Name Date Phone Number

Office of the Secretary of State, Division of Corporations and Charities

Fax (360) 664-8781 or Fax (360) 664-0055

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**STATE of WASHINGTON SECRETARY of STATE**

I, **Ralph Munro**, Secretary of State of the State of Washington and custodian of its seal, hereby issue this

**CERTIFICATE OF INCORPORATION**

to

**LAKELAND HILLS HOME OWNERS ASSOCIATION**

a Washington **Non-Profit** corporation. Articles of Incorporation were filed for record in this office on the date indicated below.

Corporation Number: **2-348950-3**

Date: **September 5, 1984**

Given under my hand and the seal of the State of Washington, at Olympia, the State Capitol.

1752  
201-210

Ralph Munro, Secretary of State

SEP 5 1984

SECRETARY OF STATE  
STATE OF WASHINGTON

## ARTICLES OF INCORPORATION

OF

## LAKELAND HILLS HOME OWNERS ASSOCIATION

THE UNDERSIGNED person of the age of twenty-one (21) years or more and a citizen of the United States of America, acting as incorporator of a nonprofit corporation pursuant to the provisions of the Washington Non-Profit Corporation Act, RCW Chapter 24.03, hereby adopts the following Articles of Incorporation for said corporation as follows:

## ARTICLE I

Name

The name of this corporation is LAKELAND HILLS HOME OWNERS ASSOCIATION.

## ARTICLE II

Purposes and Powers

The corporation does not contemplate pecuniary gain or profit, direct or indirect, to its members. The purposes for which it is formed are:

To promote the health, safety and welfare of the residents within the following described properties situate in King County, Washington, to-wit:

The Plat of LAKELAND HILLS, DIVISIONS 1 and 2, according to plat recorded in Volume 126 of Plats, pages 1 through 5, records of King County, Washington,

and such additions thereto as may hereafter be brought within the jurisdiction of this corporation by annexation as provided in Article VI herein, hereafter referred to as "The Properties," and for this purpose to:

(a) own, if applicable, operate and maintain landscape entry areas, common recreational facilities and residential development amenities, including but not limited to common areas, trails, footpaths, common buildings or structures of every kind and description, and the personal properties incident thereto, hereinafter referred to "the common properties and facilities," and to provide maintenance for said common properties and facilities;

(b) 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 and Restrictions, hereinafter called the "Declaration," applicable to the property and recorded or to be recorded in the Office of the King County Recorder 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;

(c) 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;

(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 properties and facilities 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 nonprofit corporations organized for the same purposes or annex additional residential property and common areas, provided that any such merger, consolidation or annexation shall have the assent of two-thirds (2/3) of each class of members; and

(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 III

#### 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 or record to assessment by the Association shall be a member of the Association, provided that any such person or entity who holds such interest merely as a security for the performance of an obligation shall not be a member.

### ARTICLE IV

#### Voting Rights

The Association shall have two (2) classes of voting membership:

Class A. Class A members shall be all those owners as defined in Article III with the exception of the Developer. Class A members shall be entitled to one vote for each Lot in which they hold the interests required for membership by Article III. When more than one person holds such interest or interests in any Lot all such persons shall be members, and 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 such Lot.

Class B. Class B members shall be the Major Developer, BURNSTEAD CONSTRUCTION COMPANY. The Class B member shall be entitled to one vote for each Lot in which it holds the interest required for membership by Article III, provided that the Class B membership shall cease and become converted to Class A membership on the happening of the earlier of the following events:

- (a) when the total votes outstanding in the Class A membership equal two and one-half (2 1/2) times the total votes outstanding in the Class B membership; or
- (b) on the 1st day of January, 1989.

ARTICLE V

Board of Directors

Selection; Terms of Office: The affairs of the corporation shall be managed by a board of three (3) directors who need not be members of the corporation. The initial board of directors shall consist of three (3) directors who shall hold office from the date of formation of the corporation until the election of their successors (see Initial Directors below). Beginning with the first annual meeting, to be held September 1, 1985, the members, at each annual meeting, shall elect three (3) directors for a term of three (3) years.

Initial Directors: The names and addresses of the persons who are to act as initial directors of the corporation from the date of formation of the corporation are as follows:

<u>NAME</u>	<u>ADDRESS</u>
FRED H. BURNSTEAD	12353 N.E. 37th Street Bellevue, Washington 98005
STEVE A. BURNSTEAD	14280 N.E. 21st Bellevue, Washington 98007
JOAN K. BURNSTEAD	12353 N.E. 37th Street Bellevue, Washington 98005

## ARTICLE VI

### Additions to Properties and Membership

Additions to the properties described in Article II may be made in accordance with compatible provisions of the recorded covenants and restrictions applicable to said properties. Such additions, when deemed appropriate by the Board of Directors, shall extend the jurisdiction, functions, duties and membership of this corporation to such properties. Where the applicable covenants require that certain additions be approved or adopted by this corporation, such approval or adoption shall be at the discretion of the Board of Directors and may include subsequent additions or divisions of property that is deemed to be included in the Lakeland Hills Master Plan. Said additions or divisions need not be contiguous to the properties described in Article II.

## ARTICLE VII

### Mergers and Consolidations

Subject to the provisions of the recorded covenants and restrictions applicable to the properties described in Article II, and to the extent permitted by law, the corporation may participate in mergers and consolidations with other nonprofit corporations organized for the same purposes, provided that any such merger or consolidation shall have the assent of two-thirds (2/3) of the votes of each class of members who are voting in person or by proxy at a meeting duly called for this purpose, written notice of which shall be mailed to all members at least fifteen (15) days in advance and shall set forth the purpose of the meeting.



ARTICLE VIII

Quorum

The quorum required for any action governed by Articles VI, and VII of these Articles shall be as follows:

At the first meeting duly called as provided therein, the presence of members, or of proxies, entitled to cast sixty percent (60%) of all of the votes of each class of membership shall constitute a quorum. If the required quorum is not forthcoming at any meeting, another meeting may be called, subject to the notice of requirements set forth in said Articles, and the required quorum at any subsequent meeting shall be one-half (1/2) of the required quorum at the preceding meeting, provided that no such subsequent meeting shall be held more than thirty (3) days following such preceding meeting.

ARTICLE IX

Duration

The corporation shall exist perpetually.

ARTICLE X

Dissolution

The corporation may be dissolved only with the assent given in writing and signed by the members entitled to cast two-thirds (2/3) of the votes of each class of its membership. Written notice of a proposal to dissolve, setting forth the reasons therefor and the disposition to be made of the assets (which shall be consonant with Article XI hereof) shall be mailed to every member at least ninety (90) days in advance of any action.

ARTICLE XI

Disposition of Assets Upon Dissolution

Upon dissolution of the corporation, the assets, both

real and personal, of the corporation, shall be dedicated to an appropriate public agency or utility to be devoted to purposes as nearly as practicable the same as those to which they were required to be devoted by the corporation. 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 purposes as nearly as practicable the same as those to which they were required to be devoted by the corporation. No such disposition of Association properties shall be effective to divest or diminish any right or title of any member vested in him under the recorded covenants and deeds applicable to the properties unless made in accordance with the provisions of such covenants and deeds.

#### ARTICLE XII

##### Amendments

These Articles may be amended in accordance with the law, provided that the voting and quorum requirements specified for any action under any provision of these Articles shall apply also to any amendment of such provision, and provided further that no amendment shall be effective to impair or dilute any rights of members that are governed by the recorded covenants and restrictions applicable to the properties which are part of the property interests created thereby.

#### ARTICLE XIII

##### The Incorporator

The name and address of the initial incorporator of this non-profit corporation is:

##### NAME

FRED H. BURNSTEAD

##### ADDRESS

12353 N.E. 37th Street  
Bellevue, Washington 98005

ARTICLE XIV

Registered Office and Agent

The address of the initial registered office of the corporation is 14280 N.E. 21st Street, Bellevue, Washington 98007, and the name of its initial registered agent is FRED H. BURNSTEAD.

WITNESS MY HAND to the foregoing ARTICLES OF INCORPORATION OF LAKELAND HILLS HOME OWNERS ASSOCIATION this 4<sup>th</sup> day of

September, 1984.

Fred H Burnstead  
FRED H. BURNSTEAD

STATE OF WASHINGTON )  
                          ) ss  
COUNTY OF KING      )

On this 4<sup>th</sup> day of September, 1984, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared FRED H. BURNSTEAD, to me known to be the individual described in and who executed the foregoing instrument and acknowledged to me that he signed and sealed the said instrument as his free and voluntary act and deed for the uses and purposes therein mentioned.

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

Richard Mah, Jr.  
RICHARD MAH, JR.  
Notary Public in and for the State  
of Washington residing at Bellevue

CONSENT TO SERVE AS REGISTERED AGENT

FOR

LAKELAND HILLS HOME OWNERS ASSOCIATION

I, FRED H. BURNSTEAD, hereby consent to serve as Registered Agent, in the State of Washington, for the following named corporation,

LAKELAND HILLS HOME OWNERS ASSOCIATION  
14280 N.E. 21st  
Bellevue, Washington 98007


I understand that as agent for the corporation, it will be my responsibility to receive 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 changes in the registered office address of the corporation for which I am agent.

DATED: This 4 day of September, 1984.

  
FRED H. BURNSTEAD

STATE OF WASHINGTON )  
                              ) ss  
COUNTY OF KING      )

SUBSCRIBED AND SWORN to before me this 4<sup>th</sup> day of September, 1984.

  
RICHARD MAH, JR.  
NOTARY PUBLIC in and for the State  
of Washington residing in Bellevue