

# ARTICLES OF INCORPORATION

## OF

### LAKE LAWRENCE COMMUNITY CLUB

FILED MAR 26, 1974  
A. LUDLOW KRAMER  
SECRETARY OF STATE

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KNOW ALL MEN BY THESE PRESENTS, that we, **LEE N. EDWARDS, RUBY H. EDWARDS and M. D. EDWARDS**, 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 to make, subscribe, execute and adopt, in triplicate, the following Articles of Incorporation, and certify as follows:

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## ARTICLE I

The name of the corporation shall be:

**LAKE LAWRENCE COMMUNITY CLUB**

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## 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 and/or dispose of parkways, playgrounds, open spaces and recreational areas, tennis courts, beaches, boat landing, floats, piers, clubhouses, swimming pools and/or swimming area, bathhouses, golf course, bridle trails, places of amusement, community building, 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 erected or created, 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 streets immediately adjoining or within the property hereinafter described or referred to.

**4.**

To care for any lots and plots in said property, to kill, destroy and/or remove from any said lots and plots grass, weeds, rodents, predatory animals and any unsightly or obnoxious things; and to take any action with reference to such lots and plots as may be necessary or desirable in the opinion of the board of trustees of said corporation, to keep the property clean and in good order; to make and collect charges therefor.

**5.**

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.

**6.**

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 wherever situate.

**7.**

To keep records of building permits and/or other approvals or disapprovals made or issued by said corporation; to keep books and records showing all charges, levies and assessments made; to furnish certified copies of any record which the board of trustees may authorize to be furnished; to issue certificates of completion and compliance covering respective parcels of property upon which buildings, structures and/or other improvements have been erected or made, all as provided in the restrictions, conditions and covenants affecting said property or portions thereof; and to make and collect charges covering the cost and expense of such acts.

**8.**

To enforce liens, charges, restrictions, conditions and covenants existing upon and/or created for the benefit of parcels of real property over which said corporation has jurisdiction and to which said parcels may be subject to the extent that said corporation has the legal right to enforce the same, and to pay all

expenses incidental thereto.

**9.**

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 parks, parkways, playgrounds, open areas, tennis courts, beaches, boat landings, 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 improvements upon any of said property or areas to be used or set apart or maintained, and whether taxed or assessed as a part of said property or area or separately; and to pay taxes and assessments levied by any public authority upon any property which may be held in trust for said corporation.

**10.**

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.

**11.**

To approve and/or disapprove, as provided by restrictions, conditions and covenants affecting said property, plans and specifications for and/or location of fences, walls, poles, buildings and/or structures to be erected or maintained upon said property or any portion thereof; to approve or disapprove the kind, shape, height and materials for same and/or the plan indicating the location thereof or their respective building sites and such grading plans as may be required, and to issue permits for the same; to pay any and all expenses and charges in connection with the performance of any of said powers or the carrying out of any of said purposes; to supervise construction of any buildings or structures to the extent deemed necessary by the board of trustees, and to establish rules therefor.

**12.**

To regulate and/or prohibit the erection, posting, pasting or displaying upon any of said property billboards and/or signs of all kinds and character, and to remove and/or destroy any such billboards or signs erected or maintained upon said property without the authority of said corporation as provided in such restrictions, conditions and covenants, as may affect said property or any portion thereof.

**13.**

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.

**14.**

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 the purposes for which said corporation is formed.

**15.**

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 portion 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.

**16.**

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 owners of property hereinafter referred to, and without profit to said corporation.

**17.**

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.

**18.**

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.

**19.**

To have one or more offices at such place or places, either within or without the State of Washington, as the board of trustees may from time to time determine or the business of the corporation require.

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, including, but without in any way limiting the foregoing, any portion or portions of certain real property known as the Plat of Lake Lawrence, situated in Sections 20 and 29, Township 16 North, Range 2 E. W.M., Thurston County,

Washington, which is, or shall become, subject to the jurisdiction of said corporation.

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## ARTICLE III

This 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 transferred only by:

1. Assignment by a member with consent of the board of trustees or by majority action at a meeting of the members called for such purpose.
2. In the event of 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 the membership has been transferred as above provided.

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## ARTICLE IV

The number of trustees of this corporation shall not be less than three (3) nor more than nine (9). The names of the trustees who shall manage the affairs of the corporation for not less than two (2) months nor more than six (6) months until the trustees are elected by the members are:

**LEE EDWARDS**, President  
Route 1, Box 1365  
Yelm, Washington 98597

**RUBY EDWARDS**, Secretary  
Route 1, Box 1365  
Yelm, Washington 98597

**WILLIAM H. FINKBEINER**, Vice President  
2300 Pacific Building  
Seattle, Washington 98104

**M. D. EDWARDS**, Assistant Secretary  
Route 1, Box 1369  
Yelm, Washington 98597

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## ARTICLE V

The time of existence of this corporation shall be perpetual.

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## ARTICLE VI

The registered office and post office address of this corporation shall be 2300 Pacific Building, 720 Third Avenue, Seattle, Washington 98104. The name of the initial registered agent at this address is **Lee N. Edwards**.

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## ARTICLE VII

In the event the corporation is dissolved, the net assets of the corporation shall be distributed equally to the then members of the corporation.

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## ARTICLE VIII

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 as set forth in the By-Laws of the corporation.

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**IN WITNESS WHEREOF**, we, the undersigned, the incorporators of this corporation, have this 25th day of March, 1974, hereunto set our hands and seals in triplicate.

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**STATE OF WASHINGTON )**

**COUNTY OF KING ) ss.**

THIS IS TO CERTIFY that on this 25th day of March, 1974, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **LEE N. EDWARDS, RUBY EDWARDS and M. D. EDWARDS**, 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.

**Velte M. Stromberg (original signed)**  
NOTARY PUBLIC in and for the State of Washington  
Residing at Seattle