



**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

**THE JOHN'S ISLANDERS**

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

Corporation Number: 601 109 508

Date: September 20, 1988

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

Ralph Munro, Secretary of State

FILED

SEP 20 1988

Secretary of State  
State of Washington *as*

Office of Secretary of State  
State of Washington

601-109-508

NONPROFIT CORPORATION  
Articles of Incorporation

The undersigned, for the purpose of forming a corporation under the nonprofit laws of the State of Washington, RCW 24.03, hereby adopts the following Articles of Incorporation.

ARTICLE I

The name of the corporation shall be:

THE JOHN'S ISLANDERS

ARTICLE II

The term of existence shall be a)  perpetual

OR

b)  \_\_\_\_\_ (number of) years.

ARTICLE III

The purposes for which the corporation is organized are as follows:

SEE ATTACHED

ARTICLE IV

The name of the Registered Agent of the corporation is:

DAVE A. CLARKE

The street address of the Registered Office, which is also the address of the Registered Agent, is as follows:

2123 SW 316TH, FEDERAL WAY WA 98023

The post office box number, which may be used in conjunction with the Registered Agent address, located in the same city, is:

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 landings, floats, piers, moorings, clubhouses, swimming pools, and/or swimming areas, bathhouses, community buildings, 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 of streets and to make and collect charges to cover the costs and expenses therefor.

3. So far as it legally can 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.

4. 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.

5. To keep records of building permits and/or other

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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 expenses of such acts.

6. 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.

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 parks, parkways, playgrounds, open community club buildings, places of amusement and/or recreation areas, airplane landing strips, 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 so 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.

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, 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 addition to an initial charge as 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 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.

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 to use said charges or assessments except as necessary to cover the actual cost or expenses of the act, duty, power or transactions performed.

16. 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 the foregoing purposes and powers are to be exercised and carried into effect for the purpose of doing, serving and applying the things set forth for the benefit of all property, including but without in any way limiting the foregoing, any portion or portions of certain real estate situated in San Juan County, State of Washington, described as follows:

Government Lots 1, 2, 3 and 4, Section 36,  
Township 37 North, Range 4 West of Willamette  
Meridian 1888 1942 1755 0186

ARTICLE V

There shall be x 8 director(s) serving as the initial Board of Directors. Their names and addresses are as follows:

- DIRECTOR Dave & Carol Clarke, 2123 SW 316, Federal Way, Wa-98023
- DIRECTOR Gary & Maelita Bolton 8260 Avalon Dr. Mercer Island, Wa-98040
- DIRECTOR Victoria C. Rivet, P.O.Box 3091, Federal Way, Wa. 98063
- DIRECTOR Willem L. Alma, 10406 N.E. 113th PL-Kirkland, Wa-98033
- DIRECTOR W. Harmon & E. Glenda Jones, 30012 8th Ave. S-Federal Way, Wa. 98003

(attach additional pages if necessary)

ARTICLE VI

In the event of dissolution of the corporation, the net assets are to be distributed as follows:

Equally among the members of the corporation.

ARTICLE VII

The name and address of each incorporator is as follows:

DAVE A. CLARKE, 2123 SW 316TH, FEDERAL WAY WA 98023

IN WITNESS WHEREOF each incorporator has affixed his/her signature on this            day of           , 19    .

*[Handwritten signature of Dave A. Clarke]*

**CONSENT TO APPOINTMENT AS REGISTERED AGENT**

I, Dave A. Clarke, hereby consent to serve as Registered Agent, in the State of Washington, for the corporation herein named. 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 change in the Registered Office address of the corporation for which I am agent.

9/10/88 *[Handwritten signature of Dave A. Clarke]*  
(date) \*(Signature of agent designated in Article IV)

\* (must be signed to meet filing requirements)