

ARTICLES OF INCORORATION
OF
HERITAGE GLEN ASSOCIATION
THIRD ADDITION

The undersigned, acting as incorporator of a corporation under the provisions of the Washington Non-profit Corporation Act, adopts the following Article of Incorporation.

ARTICLE I

The name of the corporation is HERITAGE GLEN ASSOCIATION THIRD ADDITION, hereinafter called the "Association."

ARTICLE II

The principal office of the Association is located at 13821 –113th Avenue Court East, Puyallup, Washington 98374.

ARTICLE III

The initial registered agent and registered office was:

Pete Naccarato
9406 – 112th Street East
Puyallup, Washington 98371

ARTICLE IV
PURPOSES AND POWERS OF THE ASSOCIATION

The Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for maintenance, preservation and architectural control of the residence Lots and Common Area within that certain tract of property described as follows:

Heritage Glen 3rd Addition according to Plat recorded in Book 57 of Plats at Pages 5 and 6 in Pierce County, Washington at the County Auditor's, and

Any annexation of the subsequent properties hereto as referred to by the Declaration of Protective Covenants, Conditions and Restrictions recorded February 2, 1979, in Pierce County, WA.

And to promote the health, safety, and welfare of the residents within the above-described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association for this purpose to:

- A. 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 Protective

Covenants, Conditions and Restrictions, hereinafter called the “Declaration”, applicable to the property and recorded in the office of the Pierce County Auditor 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;

- B. 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 connected therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes of governmental charges levied or imposed against the property of the association;
- C. Acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the association;
- D. Borrow money, 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 Areas to any public agency authority, or utility;
- F. Participate in mergers and consolidations with other non-profit corporations organized for the same purposes or annex additional residential property and Common area;
- 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 V MEMBERSHIP

Every person or entity who is an owner as defined in the Declaration of Covenants, Conditions and Restrictions shall, immediately upon creation of the Association and thereafter during the entire period of such Owner’s ownership of one or more Lots within Association, be a member of the Association. Such membership shall commence, exist, and continue simply by virtue of such ownership, shall expire automatically upon termination of such ownership, and need not be conformed or evidenced by any certificate or acceptance of membership. The foregoing is merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any Lot, which is subject to assessment by the association.

ARTICLE VI VOTING RIGHTS

The Association shall have one class of voting membership:

A member shall be entitled to one (1) vote for each Lot owned, subject to the restrictions as set forth in Article III of the Declaration of Covenants, Conditions and Restrictions.

ARTICLE VII
BOARD OF DIRECTORS

The affairs of the association shall be managed by a board of not less than three (3) directors who shall be members of the Association. The number of directors may be changed by amendment of the Bylaws of the Association.

The members shall elect one-third (1/3) of the directors for a term of one year, one third (1/3) of the directors for a term of two years, and one third (1/3) of the directors for a term of three years; and at each annual meeting thereafter the members shall elect one third (1/3) of the directors for a term of three years.

ARTICLE VIII
DISSOLUTION

The Association may be dissolved upon the approval of a resolution adopted by the Board of Directors upon receiving at least two-thirds (2/3) of the votes which members present at a meeting or represented by proxy are entitled to cast.

ARTICLE IX
DURATION

The corporation shall exist perpetually.

ARTICLE X
AMENDMENTS

Amendments of these Articles shall require approval of a resolution adopted by a Board of Directors by the assent of at least two-thirds (2/3) of the votes which members present at a meeting called for such purposes or represented by proxy are entitled to cast.

ARTICLE XI
INCORPORATOR

The name and address of the incorporator of the corporation are as follows:

Ronald W. Haworth
13821 113th Avenue Court East
Puyallup, WA 98373

DATED this 7th day of Aug 1985.

