



4472577
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04/17/2000 01:11P
Spokane Co. WA

WHEN RECORDED RETURN TO:

Name: Ford Law Offices
Address: 320 S. Sullivan
City, State, Zip Veradale, WA 99037



PIONEER TITLE COMPANY

A Pioneer Company

DOCUMENT TITLE(S)

- 1. Articles of Incorporation
- 2.
- 3.
- 4.

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

Additional numbers on page _____ of document

GRANTOR(S)

- 1. Remington Hill Homeowner's Assoc.
- 2.
- 3.

Additional names on page _____ of document

GRANTEE(S)

- 1. The Public
- 2.
- 3.

Additional names on page _____ of document

LEGAL DESCRIPTION

Lot-Unit: _____ Block: _____ Volume: _____ Page: _____
Section: _____ Township: _____ Range: _____
Plat Name: _____

Additional legal description is on page _____ of document

ASSESSOR'S PROPERTY TAX PARCEL ACCOUNT NUMBER(S)

Additional legal description is on page _____ of document

The Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

601 872 258

FILED
STATE OF WASHINGTON

APR 27 1998

RALPH MUNRO
SECRETARY OF STATE

ARTICLES OF INCORPORATION

OF

~~THE ESTATES AT~~ REMINGTON HILL HOMEOWNERS' ASSOCIATION

KNOW ALL MEN BY THESE PRESENTS that ROBERT H. CHURCH, being over the age of eighteen years, and for the purposes of forming a corporation under the Washington Business Corporation Act, hereby certifies and adopts, in duplicate, the following Articles of Incorporation.

ARTICLE I

NAME

The name of the corporation (hereinafter called "corporation") is **THE ESTATES AT REMINGTON HILL HOMEOWNERS' ASSOCIATION**

ARTICLE II

DURATION

The duration of this corporation shall be perpetual.

ARTICLE III

PURPOSES AND POWERS

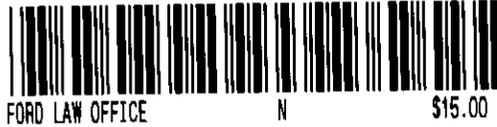
This corporation is not organized for profit and no part of gains or earnings shall inure to its members. The specific primary purposes for which it is formed are to provide for the acquisition, construction, management, operations, administration, maintenance, repair, improvement and preservation of the common areas, facilities and systems of **THE ESTATES AT REMINGTON HILL** situated in Spokane County, Washington, and to promote the health, safety and welfare of all members of the corporation as may hereafter be brought within the jurisdiction of this corporation for such purposes.





In furtherance of said purposes, and subject to the approval of members as required by law, the Declaration, or the By-laws, this corporation shall have power to:

- (a) Perform all of the duties and obligations of the corporation as set forth above;
- (b) Fix, levy, collect, and enforce assessments and fines as required to perform the obligations set forth above, in a fair and equitable fashion and secure the payment of assessments through liens upon real property as allowed by law;
- (c) Pay all expenses and obligations incurred by the corporation in the conduct of its business, including, without limitation, all licenses, taxes or governmental charges levied or imposed against the corporation's property;
- (d) Acquire (by gift, purchase, or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, exchange, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the corporation;
- (e) Make contracts and incur liabilities, borrow money and mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;
- (f) Dedicate, sell, transfer, or grant easements over all or part of any of the corporation's property to any public agency, authority or utility for such purposes and subject to such conditions as may be agreed to by the members;
- (g) Participate in mergers and consolidations with other nonprofit corporations organized for the same purposes, or annex additional property to the property managed by the corporation;
- (h) Litigate, mediate, arbitrate any and/or all corporate rights and obligations specified in law and/or by the Articles and By-Laws of the corporation. This corporation in addition to other provisions, may provide for the qualification of members; the terms and conditions of admission; the time, mode, conditions and effect of expulsion, withdrawal or restoration of membership, admission fees, charges and assessments; reimbursement for services rendered to and expenses incurred on behalf of the corporation by any member or



officer of the corporation; and such other rules and regulations as are not repugnant to the laws of the state of Washington, and

(i) Have and exercise any and all powers, rights, and privileges which a corporation organized under the Washington Business Corporation Act Law, which exists now or hereafter.

ARTICLE IV

MEMBERS AND MEMBERSHIP

1. **Non-Stock Corporation.** Participation in management and ownership of the corporation shall be by membership only. The corporation shall issue no stock and shall have no shareholders.

2. **Membership.** The owner of a lot in THE ESTATES AT REMINGTON HILL and its additions may become a member of the corporation upon becoming an owner of real property located in THE ESTATES AT REMINGTON HILL of Spokane County and the additions thereto ("the project"), and payment of membership fee established by the Board of Directors. Each member shall remain a member thereof of the corporation until such time as his/her ownership ceases for any reason, at which time his/her membership in the corporation shall automatically cease or in the event membership is suspended or terminated. Membership shall be in accordance with these Articles of Incorporation and the By-Laws of the corporation.

3. **Transferred Membership.** Membership in the corporation shall not be transferred, pledged, or alienated in any way, except upon the transfer of ownership of the lot in THE ESTATES AT REMINGTON HILL or its additions to which it is appurtenant, and then only to the new owner. Any attempt to make a prohibited transfer is void. In the event the owner of any lot should fail or refuse to transfer the membership registered in his/her name to the purchaser of his/her lot, the corporation shall have the right and authority to transfer to purchaser and to record the transfer upon the books; thereupon the old membership outstanding in the name of the seller shall be null and void.



4. **Voting Power.** Each member shall be entitled to one (1) vote for each lot owned. If a lot is owned by more than one person, each such person shall be a member of the corporation, but there shall be no more than one (1) vote for each lot, multiple owners have joint rights and obligations. No transfer becomes effective until completed on the Corporation's books.

5. **Additional Classes of Membership.** If this corporation desires to add additional classes of membership, it may do so through the corporate By-laws. Nothing in these Articles shall prohibit the institution of additional classes.

6. **Voting Requirements.** Except where otherwise expressly provided in these Articles of Incorporation or the By-Laws, any action by the corporation which must have the approval of the corporation membership before being undertaken, shall require the vote or written assent of the prescribed percentage of the total power (all classes combined) of the corporation.

7. **Limitation of Payment to Dissenting Member.** Membership in the corporation is appurtenant to and cannot be segregated from ownership of a lot within the jurisdiction of the corporation. Except upon dissolution of the corporation, a dissenting member shall not be entitled to any return of any contribution or other interest in the corporation.

ARTICLE V

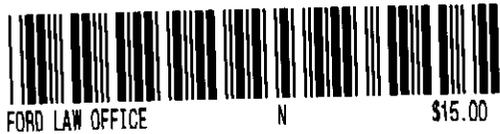
INITIAL REGISTERED OFFICE AND AGENT

The initial registered office of the corporation shall be 5118 S. Cree Drive Spokane, Wa 99206, and the name of its initial registered agent is: Robert H. Church.

ARTICLE IV

BOARD OF DIRECTORS; INCORPORATORS

The affairs of this corporation shall initially be managed by a Board of three (3) Directors, but may be converted to a different number in accordance with the By-Laws. The election of directors shall be divided into three (3) classes, of nearly equal number, with each class of directors elected for three (3) years. Until the expanded board exists, there is no requirement that



the directors be members. After expansion of the board, all must be members of the corporation. The names and addresses of the incorporators of the corporation, who shall also act as the initial directors of the corporation until the selection of their successors, are:

NAME	ADDRESS
<u>Robert H. Church</u>	<u>5118 S. Cree Drive Spokane, Wa 99206</u>
<u>Charles Y. Fox</u>	<u>E. 16013 Saltese Rd Greenacres, Wa 99016</u>
<u>William V. Evans</u>	<u>E. 11704 Montgomery Ste F6 Spokane, Wa 99206</u>

The name and address of each incorporator is:

NAME	ADDRESS
<u>Robert H. Church</u>	<u>5118 S. Cree Drive Spokane, Wa 99206</u>



**ARTICLE VI
DISSOLUTION**

In the event of dissolution, liquidation, or winding up of the corporation, after paying of or adequately providing for the debts and obligations of the corporation, the directors or persons in charge of the liquidation shall distribute any remaining assets, properties, and/or money to such charity or charities as may be recognized under Section 170 of the United States Internal Revenue Code, the particular charity or charities to be determined by a majority vote of the members of the corporation as a meeting called for that purpose.

**ARTICLE VII
AMENDMENT OF ARTICLES**

These Articles shall be amended only by the vote or written assent of members representing at least two-thirds (2/3) of a quorum of the total voting power of the corporation.

For the purposes of forming this corporation under the laws of the State of Washington, I, the undersigned, constituting the incorporators of this corporation, have executed these Articles of Incorporation on the 22nd day of April, 1998.

ARTICLES OF AMENDMENT
OF

FILED
STATE OF WASHINGTON
SEP 14 1998
RALPH M. [unclear]
SECRETARY OF STATE

THE ESTATES AT REMINGTON HILL HOMEOWNERS' ASSOCIATION, INC.

Pursuant to the provisions of R.C.W. 23B.10 of the Washington Business Corporation Act, the undersigned adopts the following Articles of Amendment to the Articles of Incorporation, July 21, 1998, by resolution of the board of directors. There are no members.

FIRST: The name of the corporation shall be REMINGTON HILL HOMEOWNERS' ASSOCIATION.

SECOND: The references to The Estates at Remington Hill in Article III and Article IV shall be changed to REMINGTON HILL, THE ESTATES AT REMINGTON HILL and TIMBERLANE TERRACE.

DATED: 7-21, 1998.

[Signature]

President

[Signature]

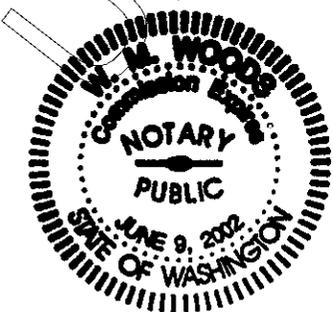
Secretary

SUBSCRIBED and SWORN to before me this 21ST day of July, 1998.

[Signature]

NOTARY PUBLIC in and for the State
of Washington, residing at Spokane
My Commission Expires: 6-9-02

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Spokane Co. WA