



**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

COFFEE CREEK CONDOMINIUM ASSOCIATION

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

Corporation Number: 2-342221-5

Date: March 16, 1984

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

Ralph Munro, Secretary of State

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FILED

MAR 16 1984

SECRETARY OF STATE  
STATE OF WASHINGTON

ARTICLES OF INCORPORATION  
OF  
COFFEE CREEK CONDOMINIUM ASSOCIATION

We, the undersigned persons, acting as incorporators of a corporation under the provisions of the Washington Non-Profit Corporation Act (Revised Code of Washington 24.03), and for that purpose do hereby adopt the following Articles of Incorporation:

ARTICLE I

This corporation has perpetual existence.

ARTICLE II

The name of the corporation shall be COFFEE CREEK CONDOMINIUM ASSOCIATION.

ARTICLE III

The specific and primary purposes for which this corporation is formed are to provide for the management, maintenance, preservation and care of the property and every part thereof, and the improvements thereon, over which this corporation has jurisdiction, for the benefit of the owners or lessees thereof, for their pleasure, recreation and other non-profit purposes, and in furtherance of the foregoing purposes to do any and all things which may be authorized, required or permitted to be done by this corporation under and by virtue of any Declaration of Covenants, Conditions and Restrictions affecting the property which is subject to the jurisdiction of this corporation, and to do and perform all acts which may be necessary or proper for or incidental to the exercise of any of the express powers of this corporation, for the peace, health, comfort, safety or general welfare of the owners and occupants of the property subject to the jurisdiction of this corporation.

ARTICLE IV

In addition, and incidental to the specific and primary purposes for which this corporation is formed, this corporation may carry on any other lawful activity or do anything whatsoever which the corporation may deem proper or convenient or capable of being carried on, in connection with the foregoing or otherwise, or which may be calculated, either directly or indirectly, to promote the interests of the corporation or of the property over which it has jurisdiction; and to have, enjoy and exercise all rights, powers and privileges which are now or which may hereafter be conferred upon non-profit corporations

by the laws of the State of Washington, including the right to do any and all of the things hereinbefore set forth, as principal and as agent, to the same extent as natural persons might or could do. In furtherance of its purposes, this corporation may participate in mergers and consolidations with other non-profit corporations organized for the same purposes or annex additional residential property and Common Area, provided that any such merger, consolidation or annexation shall have the assent of sixty-six and two-thirds (66 2/3%) percent of the voting power of the corporation.

#### ARTICLE V

"Property over which this corporation has jurisdiction" and "property subject to the jurisdiction of this corporation", as the foregoing terms are used in these Articles, are and refer to that certain real property, or any part or parts or portion or portions thereof, or interest or estate therein, in the County of Pierce, State of Washington, more particularly hereafter in this Article V described, which is or may hereafter be, but only as and when, made subject to a recorded Declaration of Covenants, Conditions, Restrictions and Reservations. The real property referred to in this Article V is described as follows, to-wit:

A parcel of land, located in Pierce County, Washington, shown on that certain Condominium Survey Map and Plan, hereinafter jointly referred to as the "Condominium Plan" recorded under Pierce County Auditor's File No. 2462407 and styled "Coffee Creek, a Condominium" and is further and more specifically defined in that certain Condominium Declaration of Coffee Creek, a Condominium originally filed of record on August 30, 1972 under Pierce County Auditor's File No. 2462406 and amended by an instrument recorded July 26, 1976 under Pierce County Auditor's File No. 2685507 and further amended by an instrument recorded August 29, 1983 under Pierce County Auditor's File Number 8308290369.

#### ARTICLE VI

The address of the principal office for the transaction of the business of this corporation and of the initial registered office of the corporation shall be 5202 224th Street East, City of Spanaway, County of Pierce, Washington. The name of the initial registered agent of the corporation at such address shall be DAVID E. ENGLISH, JR.

#### ARTICLE VII

The number of Directors of the corporation shall be seven (7) which number shall constitute the authorized number of Directors until changed by amendment of these Articles, or by a By-Law adopted by the members of this corporation, and the names and addresses of the persons who are to serve as initial Directors of the corporation are as follows:

NAMES	ADDRESSES
MARK KORTH	17303 Spanaway Loop Rd. So. #34 Spanaway, Washington 98387

TAYLOR RAWLINGS	17303 Spanaway Loop Rd. S. #35 Spanaway, Washington 98387
JOHN WISCARSON	17303 Spanaway Loop Rd. S. #40 Spanaway, Washington 98387
KENNETH BASTION	17303 Spanaway Loop Rd. S. #42 Spanaway, Washington 98387
JAMES FITTS	17303 Spanaway Loop Rd. S. #5 Spanaway, Washington 98387
HERBERT SENEAL	17303 Spanaway Loop Rd. S. #38 Spanaway, Washington 98387
BETTY BROWN	17303 Spanaway Loop Rd. S. #46 Spanaway, Washington 98387

#### ARTICLE VIII

The By-Laws of the corporation may be adopted, amended or repealed by the Board of Directors or by the members; provided, however, that the Board of Directors shall adopt no By-Laws changing the authorized number of Directors.

#### ARTICLE IX

The corporation reserves the right to amend, alter, change or repeal any provisions contained in these Articles of Incorporation in the manner now or hereafter prescribed by law, and all rights conferred upon members hereof are granted subject to this reservation.

#### ARTICLE X

Every person or entity who is shown by a duly acknowledged instrument recorded in the Office of the Auditors Office of Pierce County, State of Washington, to be an "Owner" (as defined in the Declaration of Covenants, Conditions, Restrictions and Reservations affecting the property subject to the jurisdiction of this corporation) shall be a member of this corporation, provided and excepting that:

(a) Notwithstanding that more than one person may be shown of record to be the owner of one unit ownership jointly or in common with others, only one of such joint or common owners shall be a member. With regard to any unit ownership held by a husband and wife in joint tenancy or as tenants in common, the husband shall be deemed to be the member, and shall remain such until both such husband and wife shall advise the corporation in writing that the wife shall be the member, whereupon the wife shall be deemed to be the member. With regard to any unit ownership held by more than one person (other than a husband and wife) as joint tenants or as tenants in common, the member shall be one of such, and until this corporation receives such advice, the member shall be the one of such joint tenants or tenants in common who shall be designated by the Board of Directors.

(b) Membership shall subsist and continue only so long as such unit ownership is shown of record to be the unit ownership of the member. Membership in this corporation shall not terminate upon the death of a member but all of the rights of such member shall be vested in the personal representative of such deceased member; provided, however, that if the unit ownership held by such deceased member which entitled such member to membership was held jointly or in common with another or others who survive such member, then upon death of such deceased member the membership of such member shall terminate, and such other or one of such other joint or common owners shall become the member; and

(c) Notwithstanding that this corporation may own any such unit ownership as would otherwise entitle this corporation to be a member, this corporation shall not be a member.

#### ARTICLE XI

The corporation shall have one class of voting membership which shall include all owners named in the Declaration of Covenants, Conditions, Restrictions and Reservations for COFFEE CREEK, a Condominium or any other instrument of record designating such ownership or any successors or assigns thereto, and shall be entitled to one vote for each unit owned.

#### ARTICLE XII

This corporation shall have no capital stock and is not formed for profit. It is a corporation which does not contemplate the distribution of accumulations, gains, profits, or dividends to the members thereof, and is a corporation, no part of the accumulations, gains or profits of which, shall be paid or inure to the benefit of any private person, member or individual.

#### ARTICLE XIII

All of the assets and property of this corporation are irrevocably dedicated to community and civic welfare and interest, and upon the liquidation, dissolution or abandonment of this corporation none of its assets or property shall inure to the benefit of any private person, but shall be distributed to a fund or funds, association or associations, foundation or foundations, or corporation or corporations organized and operated for the purpose of aiding and developing community and civic welfare and providing for the management, preservation and care of the property and every part thereof, and any improvements thereon, over which this present corporation has jurisdiction, for the benefit of the owners or lessees thereof within the limits of the County of Pierce, State of Washington, or within such limits and elsewhere.

That each election for Directors and every member entitled to vote at such election has the right to vote in person or proxy the number of units within the condominium owned by him or her for as many persons as there are Directors to be elected. No cumulative voting for Directors shall be permitted.

IN WITNESS WHEREOF, we have hereunto set our hands this 26 day of January, 1984.

  
MARK KORTH

