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ARTICLES OF INCORPORATION

FILED  
SECRETARY OF STATE  
JUN 20 2001  
STATE OF WASHINGTON

OF

**WINDSOR RIDGE HOMEOWNERS ASSOCIATION**

We, the undersigned persons, acting as the incorporators of a corporation under the provisions of the Washington Non-Profit Corporations Act (R.C.W. 24.03), adopt the following Articles of Incorporation for such corporation ("Corporation"):

**ARTICLE I**

The name of the Corporation shall be:

**WINDSOR RIDGE HOMEOWNERS ASSOCIATION**

**ARTICLE II**

This Corporation has perpetual existence.

**ARTICLE III**

This Corporation does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide the ownership, maintenance and preservation of the Common Areas of Windsor Ridge, a Residential Subdivision, legally described as Tract A, B and C of the Plat of Windsor Ridge, County of Spokane, State of Washington, and any additions thereto as may hereafter be brought within the jurisdiction of this Homeowners Association.

1. Exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in the Declaration of Covenants, Conditions and Restrictions for WINDSOR RIDGE HOMEOWNERS ASSOCIATION hereinafter called the "Declaration," applicable to the property which will soon be recorded in the office of the Auditor, Spokane County, State of Washington, 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;
2. Fix, levy, collect and enforce payment by any lawful means, all charges, dues, or assessments pursuant to the terms of the membership subscription documents; to pay all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes, or governmental charges levied or imposed against the Association;
2. 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;

3. Borrow money, and with the requisite assent of each class of members, mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred if allowed for by the terms of the Declaration;

4. Have and to exercise any and all powers, rights and privileges which a corporation organized under the non-profit corporation laws of the State of Washington by law may now or hereafter have or exercise, and as may be authorized by the Board of Directors.

#### ARTICLE IV

The address of the registered office of the Corporation is 12704 East Nora Avenue, Spokane, Washington, 99216, and the name of the registered agent at such address is Trunkenbolz Rohr Driskell PLLC.

#### ARTICLE V

The number of directors of this organization shall be fixed in the manner specified by the By-Laws of the Association. The first director of this corporation is one (1) in number and their name and address is:

<u>Name</u>	<u>Address</u>
Richard T. Dahm	12720 East Nora Avenue, Suite E Spokane, WA 99216

The first director shall serve until the first annual meeting of the members and until their successors are elected and qualified.

#### ARTICLE VI

The name and address of the incorporator of the Corporation is as follows:

<u>Name</u>	<u>Address</u>
Richard T. Dahm	12720 East Nora Avenue, Suite E Spokane, Washington 99216

#### ARTICLE VII

Every Owner of a Lot shall be a member of the Association. "Owner" shall mean the person holding fee simple interest of record to, or the real estate contract purchaser of, any Lot within Windsor Ridge, a Residential Subdivision. Membership in the Association shall be appurtenant to and may not be separated from the fee ownership of such Lot. Ownership of such Lot shall be the sole qualification for membership in the Association.

The Association may have two classes of voting membership, as may further be defined in the Declaration.

The rights and responsibilities of such members are set out in the Declaration.

#### ARTICLE VIII

The Association may be dissolved with the assent given in writing and signed by not less than the requisite number of each class of members as stated in the Declaration. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused, such assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust or other organization to be devoted to such similar purposes.

#### ARTICLE IX

Amendment of these Articles shall require the assent of the requisite number of votes of the entire membership as is stated in the Declaration.

DATED this 19<sup>th</sup> day of June, 2001.



RICHARD T. DAHM, Incorporator  
R.T. DEVELOPMENT, L.L.C.  
12720 EAST NORA AVE, SUITE E  
SPOKANE, WA 99216

CONSENT TO SERVE AS REGISTERED AGENT

TRUNKENBOLZ ROHR DRISKELL PLLC, hereby consents to serve as Registered Agent, in the State of Washington, for the following corporation:

**WINDSOR RIDGE HOMEOWNERS ASSOCIATION**

We understand that as agent for the corporation, it will be our 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 our resignation, or of any changes in the registered office address of the corporation for which we are agent.

DATED this 19<sup>th</sup> day of June, 2001.

TRUNKENBOLZ ROHR DRISKELL PLLC

By: 

JERRY L. TRUNKENBOLZ, Member  
12704 East Nora Avenue  
Spokane, WA 99216