

UBI # 602 442 240

FILED  
SECRETARY OF STATE

NOV 01 2004

STATE OF WASHINGTON

**ARTICLES OF INCORPORATION  
OF**

**SEDGWICK ROAD Homeowners Association**

THE UNDERSIGNED, ACTING AS INCORPORATOR OF A CORPORATION UNDER THE WASHINGTON NON-PROFIT CORPORATION ACT, ADOPTS THE FOLLOWING ARTICLES OF INCORPORATION FOR SUCH CORPORATION.

**ARTICLE I**

**NAME**

THE NAME OF THIS CORPORATION SHALL BE SEDGWICK ROAD HOMEOWNER'S ASSOCIATION.

**ARTICLE II**

**DURATION**

THE DURATION OF THIS CORPORATION SHALL BE PERPETUAL.

**ARTICLE III**

**PURPOSE**

THE PURPOSES FOR WHICH THE CORPORATION IS ORGANIZED ARE TO PROVIDE AN ENTITY TO PROTECT AND ENFORCE THE RIGHTS AND OBLIGATIONS OF THE OWNERS OF REAL PROPERTY LOCATED WITHIN THE PLAT SEDGWICK ROAD, KITSAP COUNTY, WASHINGTON, AND TO ENGAGE IN ALL SUCH ACTIVITIES AS ARE INCIDENTAL OR CONDUCIVE TO THE ATTAINMENT OF THE OBJECTIVES OF THE CORPORATION AND ALL ACTIVITIES WHICH ARE PERMITTED TO BE DONE BY A NON-PROFIT CORPORATION UNDER ANY LAWS THAT MAY NOW OR HEREAFTER BE APPLICABLE OR AVAILABLE TO THIS CORPORATION. THE POWERS OF THIS CORPORATION SHALL BE SUBJECT TO AND SHALL BE EXERCISED IN ACCORDANCE WITH THE PROVISIONS OF THE DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS FOR SEDGWICK ROAD. FILED WITH KITSAP COUNTY OFFICE OF RECORDS AND ELECTIONS AS IT MAY FROM TIME TO TIME BE AMENDED (HEREINAFTER "DECLARATION").

• ARTICLE IV

DISSOLUTION

THE ASSOCIATION MAY BE DISSOLVED WITH THE ASSENT, GIVEN IN WRITING AND SIGNED BY NOT LESS THAN TWO-THIRDS (2/3) OF THE ENTIRE MEMBERSHIP. 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 ACCEPTANCE, 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 V

REGISTERED OFFICE AND AGENT

THE ADDRESS OF THE INITIAL REGISTERED OFFICE OF THIS CORPORATION IS P. O. BOX 139, MAPLE VALLEY, WA 98038, AND THE NAME OF ITS INITIAL REGISTERED AGENT AT SUCH ADDRESS IS DAVID SOLEIM.

*21750 230<sup>th</sup> ave SE, Maple Valley, wa 98038*

ARTICLE VI

DIRECTORS

THE NUMBER OF DIRECTORS OF THIS CORPORATION SHALL BE FIXED BY THE BYLAWS AND MAY BE INCREASED OR DECREASED FROM TIME TO TIME IN THE MANNER SPECIFIED THEREIN. THE INITIAL BOARD OF DIRECTORS SHALL CONSIST OF THREE DIRECTORS. THE NAMES AND ADDRESSES OF THE PERSONS WHO SHALL SERVE AS DIRECTORS UNTIL THE FIRST ANNUAL MEETING OF THE MEMBERS AND UNTIL THEIR SUCCESSORS ARE ELECTED AND QUALIFY, UNLESS THEY RESIGN OR ARE REMOVED, ARE:

DAVID SOLEIM

21750 230<sup>TH</sup> AVE S.E., MAPLE VALLEY, WA 98038  
P. O. BOX 139, MAPLE VALLEY, WA 98038

JACQUELINE SOLEIM

21750 230<sup>TH</sup> AVE S.E., MAPLE VALLEY, WA 98038  
P. O. BOX 139, MAPLE VALLEY, WA 98038

ERIC SOLEIM

21750 230<sup>TH</sup> AVE S.E., MAPLE VALLEY, WA 98038  
P. O. BOX 139, MAPLE VALLEY, WA 98038

**ARTICLE VII**

AMENDMENTS

AMENDMENT OF THESE ARTICLES SHALL REQUIRE THE ASSENT OF TWO THIRDS (2/3) OF THE ENTIRE MEMBERSHIP.

**ARTICLE VIII**

INDEMNIFICATION

THE ASSOCIATION SHALL INDEMNIFY AND HOLD HARMLESS EACH PERSON WHO SHALL SERVE AT ANY TIME AS A DIRECTOR OR OFFICER OF THE ASSOCIATION WITHOUT COMPENSATION, FROM AND AGAINST ANY AND ALL CLAIMS AND LIABILITIES TO WHICH SUCH PERSON SHALL BECOME SUBJECT, BY REASON OF HIS HAVING SERVED AS A DIRECTOR OR OFFICER OF THE ASSOCIATION, OR BY REASON OF ANY ACTION ALLEGED TO HAVE BEEN TAKEN OR OMITTED TO BE TAKEN BY SUCH PERSON. THE ASSOCIATION SHALL REIMBURSE EACH PERSON FOR ALL LEGAL AND OTHER EXPENSES REASONABLE INCURRED BY HIM IN CONNECTION WITH ANY SUCH CLAIM OR LIABILITY; PROVIDED, HOWEVER, THAT NO SUCH PERSON SHALL BE INDEMNIFIED AGAINST OR REIMBURSED FOR AN EXPENSE INCURRED FOR ANY CLAIM OR LIABILITY ARISING OUT OF HIS OWN FRAUD, BAD FAITH OR WILLFUL MISCONDUCT.

**ARTICLE IX**

INCORPORATION

THE NAME AND ADDRESS OF THE INCORPORATOR IS:

DAVID SOLEIM  
P. O. BOX 139  
MAPLE VALLEY, WA 98038

EXECUTED IN DUPLICATION ON 10/20, 20 04.

David Soleim

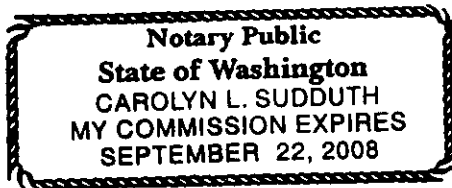
STATE OF WASHINGTON           )  
  ) ss.  
COUNTY OF KING            )

DAVID SOLEIM, BEING FIRST DULY SWORN ON OATH SAYS:

I AM THE INCORPORATOR OF ABOVE-NAMED CORPORATION: I HAVE  
READ THE FOREGOING ARTICLES OF INCORPORATION, KNOW THE  
CONTENTS THEREOF AND BELIEVE THE SAME TO BE TRUE.

*David Soleim*

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th DAY  
OF October, 20 04.



*Carolyn L. Sudduth*  
NOTARY PUBLIC IN AND FOR THE  
STATE OF WASHINGTON,  
RESIDING AT Auburn, WA  
MY COMMISSION EXPIRES:  
9-22-2008

CONSENT TO APPOINTMENT AS REGISTERED AGENT

I, DAVID SOLEIM, HEREBY CONSENT TO SERVE AS REGISTERED  
AGENT, IN THE STATE OF WASHINGTON FOR THE FOLLOWING  
CORPORATION:

SEDGWICK ROAD HOMEOWNER'S ASSOCIATION, A WASHINGTON NON-  
PROFIT CORPORATION.

I UNDERSTAND THAT AS AGENT FOR THE CORPORATION, IT WILL BE  
MY RESPONSIBILITY TO ACCEPT SERVICE OF PROCESS IN THE NAME OF  
THE CORPORATION; TO FORWARD ALL MAIL AND LICENSE RENEWALS TO  
THE APPROPRIATE OFFICER(S) OF THE CORPORATION; AND TO  
IMMEDIATELY NOTIFY THE OFFICE OF THE SECRETARY OF STATE IN MY  
RESIGNATION OR OF ANY CHANGES IN THE ADDRESS OF THE REGISTERED  
OFFICE OF THE CORPORATION FOR WHICH I AM AGENT.

10/26/04

DATE

*David Soleim*

DAVID SOLEIM