



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 REMINGTON HOMEOWNERS ASSOCIATION

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

U. B. I. Number: 6011611209 Date: February 9 1989



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

Ralph Munro

Ralph Munro, Secretary of State

161201

QUALIFIED TO
FILED

ARTICLES OF INCORPORATION

FEB 9 1989

OF

SECRETARY OF STATE
STATE OF WASHINGTON

REMINGTON HOMEOWNERS ASSOCIATION

I, the undersigned natural person of the age of twenty-one years or more and a citizen of the United States, acting as the incorporator of the corporation under the provisions of the Washington Nonprofit Corporation Act, adopt the following Articles of Incorporation for such corporation:

ARTICLE I

NAME

The name of the corporation is REMINGTON HOMEOWNERS ASSOCIATION, hereafter called the "Association".

ARTICLE II

DURATION

The duration of this corporation shall be in perpetuity.

ARTICLE III

PURPOSE AND POWERS OF THIS ASSOCIATION

This Association does not contemplate pecuniary gain or profit to the members thereof, and is organized for non-profit purposes, and no part of any net earnings thereof shall inure to the benefit of any member or other individual. The specific purposes for which it is formed are to provide for maintenance, preservation and architectural control of the residential lots, and residential units, and the development and maintenance of the common areas, if any, within that certain tract of property described as follows:

Remington, Division 1

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 or to be recorded in the office of the

County Auditor of King County, Washington as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if fully set forth;

(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 in connection therewith and 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 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, 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;

(e) dedicate, sell, or transfer all or any part of the common area, if any, to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument has been signed by two-thirds (2/3) of the members, agreeing to such dedication, sale or transfer;

(f) participate in mergers and consolidations with other nonprofit corporations organized for the same purposes or annex additional residential property and common areas, if any;

(g) join, participate, or otherwise become a member in any organization which the members deem to be in the interest of the Remington community;

(h) 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 and may now or hereafter have or exercise.

ARTICLE IV

MEMBERSHIP

Every owner of a lot which is subject to assessment by the Association shall be a member of the Association.

ARTICLE V

VOTING RIGHTS

With regard to voting rights, reference is made to Article Five of the Declaration.

ARTICLE VI

BOARD OF DIRECTORS

The affairs of this corporation shall be managed by a Board of 5 Directors. The number, qualification, term of office, manner of election, time and place of meeting and powers and duties of directors shall be set forth in the By-Laws. The names and addresses of the initial Directors who shall manage the affairs of the corporation for a period of not less than six (6) months nor more than four (4) years or until the selection of their successors are:

Stephen A. Dennis
P.O. Box 130
Bellevue, WA 98009

Robert Holman
P.O. Box 130
Bellevue, WA 98009

John Long
P.O. Box 130
Bellevue, WA 98009

James O. Lea
P.O. Box 130
Bellevue, WA 98009

Virginia K. Woods
P.O. Box 130
Bellevue, WA 98009

ARTICLE VII

DISSOLUTION

The Association may be dissolved with the assent given in writing and assigned by not less than two-thirds (2/3) of the members entitled to vote. 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 the purpose 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 nonprofit

corporation, association, trust or other organization to be devoted to such similar purpose.

ARTICLE VIII

AMENDMENTS

The Association reserves the right to amend, alter, change or repeal any provision contained in these Articles in the manner now or hereafter prescribed by law.

ARTICLE IX

REGISTERED OFFICE AND AGENT

The registered agent and office of the corporation shall be Robert Holman, P.O. Box 130, Bellevue, Washington 98009. The physical location is 11100 NE 8th, Bellevue, WA 98009.

ARTICLE X

AMENDMENTS TO BY-LAWS

Authority to make, alter, amend or repeal By-Laws is vested in the Board of Directors and may be exercised at any regular or special meeting of the Board of Directors.

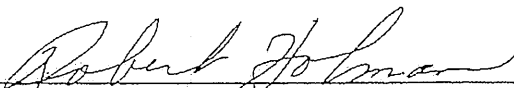
ARTICLE XI

INCORPORATION

The name and address of the incorporator of the Association is:

Robert Holman
P.O. Box 130
Bellevue, WA 98009

IN WITNESS WHEREOF, for the purposes of forming this corporation under the laws of the State of Washington, the undersigned, being the incorporator of this Association, has executed these Articles of Incorporation this 9 day of FEBRUARY, 1989.



Robert Holman

CONSENT TO SERVE AS A REGISTERED AGENT

I, Robert Holman, hereby consent to serve as Registered Agent, in the state of Washington, for the following corporation,

REMINGTON HOMEOWNERS ASSOCIATION

I understand that as agent for the corporation, it will be my 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 my resignation, or of any changes in the registered office address of the corporation for which I am agent.

2/9/89

Date

Robert Holman
(Signature of Agent)

P.O. Box 130

(Registered Office Address)

Bellevue, WA 98009