

D-287307

FILE NUMBER



DOMESTIC

STATE OF WASHINGTON | DEPARTMENT OF STATE

I, BRUCE K. CHAPMAN, Secretary of State of the State of Washington and custodian of its seal, hereby certify that

ARTICLES OF INCORPORATION

of RAVENNA WOODS CONDOMINIUM ASSOCIATION

a domestic corporation of Seattle, Washington,

was filed for record in this office on this date, and I further certify that such Articles remain on file in this office.



In witness whereof I have signed and have affixed the seal of the State of Washington to this certificate at Olympia, the State Capitol, March 15, 1979

Bruce K. Chapman

BRUCE K. CHAPMAN
SECRETARY OF STATE

FILED
MAR 15 1979

SECRETARY OF STATE
STATE OF WASHINGTON

ARTICLES OF INCORPORATION
OF
RAVENNA WOODS CONDOMINIUM ASSOCIATION

Dale L. Carlisle, being a natural person over the age of eighteen, for the purpose of forming a non-profit corporation under Chapter 24.03 of the Revised Code of Washington, adopts the following Articles of Incorporation:

ARTICLE I

The name of the corporation shall be RAVENNA WOODS CONDOMINIUM ASSOCIATION, hereinafter called the "Association".

ARTICLE II

The period of duration of the Association shall be perpetual.

ARTICLE III

Said corporation is organized exclusively as a homeowners association (more particularly a "condominium management association") within the meaning of Section 528 of the Internal Revenue Code of 1954 (or the corresponding provision of any future U.S. Internal Revenue law). More particularly, the corporation is organized as a condominium management association with respect to Ravenna Woods, A Condominium, a condominium formed by Declaration under the provisions of the Horizontal Property Regimes Act of the State of Washington covering that certain property in King County, Washington, as described on Exhibit "A" to the Condominium Declaration of Ravenna Woods, A Condominium.

In furtherance and not in limitation of the powers conferred by the laws of the State of Washington upon corporations organized for the foregoing purposes, the Association shall have the right to exercise all the powers and privileges and to perform all the duties and obligations of the Association as set forth in the Condominium Declaration hereinabove referred to.

ARTICLE IV

Upon dissolution of the corporation, the assets of the corporation shall be distributed among the members of the corporation in accordance with the Declaration and the Condominium Statute.

ARTICLE V

The address of the initial registered office of the Association is: 616 Central Building, Seattle, Washington, 98104, and the name of its initial registered agent at such address is Thomas S. Felker.

ARTICLE VI

The affairs of the corporation shall be managed by the Board of Directors and the Board of Directors may, from time to time, by vote of a majority of its members, make, alter or repeal By-Laws of this corporation not inconsistent with laws as such now exist or may hereafter be amended; provided, however, that the right to change or repeal actions of the Board of Directors is reserved with the members of the Association.

ARTICLE VII

The number of Directors constituting the initial Board of Directors of the Association is four (4) and the names and addresses of the persons who are to serve as Directors until the first annual meeting of the members or until their successors are elected and qualified are:

THOMAS S. FELKER	616 Central Building Seattle, Washington 98104
TOM H. FOULDS	616 Central Building Seattle, Washington 98104
ROBERT E. CHALLEY	47 Quail Court #107 Walnut Creek, California 94596
PAUL DAVIS	47 Quail Court #107 Walnut Creek, California 94596

The number, qualifications, terms of office, manner of election, time and place of meetings, and powers and duties of the Directors shall be prescribed in the By-Laws.

ARTICLE VIII

The name and address of the sole incorporator is: Dale L. Carlisle, P. O. Box 394, Tacoma, Washington, 98401.

ARTICLE IX

No part of the net earnings of the corporation shall inure (other than by acquiring, constructing or providing management, maintenance and care of Association property, and other than by a rebate of excess membership dues, fees, or assessments) to the benefit of any private shareholder or individual.

ARTICLE X

Each owner of an apartment in the condominium shall automatically be a member of this Association and shall remain a member until such time as his ownership ceases for any reason, at which time his membership in the Association shall automatically cease. Membership shall be appurtenant to and may not be separated from ownership of the apartment.

ARTICLE XI

Each member shall be entitled to cast the votes appurtenant to his/her apartment; provided, however, that the total number of votes available to owners of any one apartment shall be equal to the percentage attributable to that apartment as set forth in Exhibit "B" to the Condominium Declaration of Ravenna Woods, A Condominium.

ARTICLE XII

Amendment of these Articles shall require the consent of all of the members of the Association; provided, however, that the Board of Directors shall have the authority to appoint a new registered agent and the Directors shall be appointed as stated in the By-Laws.

IN WITNESS WHEREOF, for the purpose of forming this Association under the laws of the State of Washington, I, the undersigned, constituting the sole incorporator of this corporation, have executed these Articles of Incorporation this _____ day of _____, 1979.



Dale L. Carlisle

