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ARTICLES OF INCORPORATION

WA SECRETARY OF STATE

OF

GLEN ACRES HOMEOWNER'S ASSOCIATION,

A NON-PROFIT CORPORATION

In compliance with the requirements of Title 24, Revised Code of Washington, the undersigned, all of whom are residents of the State of Washington and citizens of the United States and all of whom are over the age of twenty-one (21) years, hereby adopt the following Restated Articles of Incorporation of Glen Acres Homeowner's Association. The undersigned certify that the Restated Articles of Incorporation correctly set forth without change the provisions of the Articles of Incorporation as amended. The Restated Articles of Incorporation supersede the original Articles of Incorporation and all Amendments thereto.

ARTICLE I

The name of the corporation shall be GLEN ACRES HOMEOWNER'S ASSOCIATION, hereinafter called the "ASSOCIATION".

ARTICLE II

The principal office of the Association is located at *1000 South 112th Street*, Seattle, Washington.

ARTICLE III

PURPOSE AND POWERS OF ASSOCIATION

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for maintenance, preservation and architectural control of the residence lots and common areas or condominium units, including roads and utilities within that certain tract of property described as Glen Acres Planned Unit Development (PUD) and other real property, 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 by annexation, as provided in *Article VII* herein, and for this purpose.

(a) To exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in the Association's governing documents, including but not limited to the Protective Covenants Running With the Land recorded by King County under 6102675;

(b) To fix, levy, collect and enforce payment by any lawful means all charges or assessments; 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) To acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use otherwise dispose of real or personal property in connection with the affairs of the Association;

(d) To borrow money, to 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) To 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 may now or hereafter have or exercise.

(f) The legal descriptions of the properties over which the Association has jurisdiction to assess are:

(1) New Glen Acres Division No. 1 as recorded by King County, also known as New Glen Acres Phase No. 1, under 6298732 and as amended by 20020725001621, along with Condominium Plan of New Glen Acres Division No. 1, under 6298731, and as they may be subsequently amended. Division 1 is also known as Parcel No. 60547-00000.

(2) New Glen Acres Division No. 2 as recorded by King County, under 6595580 and as amended by 20020204001244 and 20030701001019, along with Condominium Plan of New Glen Acres Division No. 2, under 6595579, and as they may be subsequently amended. Division 2 is also known as Parcel No. 60547-10000.

(3) New Glen Acres Division No. 3 as recorded by King County, under 6227303 and as amended by 7310240657, 7412200290 and 20121031001829, along with Condominium Plan of New Glen Acres Division No. 3, under 7212270421 and as amended by 7310240656 and 7412200289, and as they may be subsequently amended. Division 3 is also known as Parcel No. 60547-30000.

(4) New Glen Acres Division No. 4 as recorded by King County, under 7402270444 and as amended by 7703290965 and 20010316000499, along with Condominium Plan of New Glen Acres Division No. 4, under 7402270443 and as amended by 7703290964, and as they may be subsequently amended. Division 4 is also known as Parcel No. 60547-40000.

(5) New Glen Acres Division No. 5 and New Glen Acres Division No. 5 - Phase II as recorded by King County, under 7605210625 and as amended by 20010508002051 and 7706151064, along with Condominium Plan of New Glen Acres Division No. 5 and Condominium Plan of New Glen Acres Division No. 5 - Phase II, under 7605210623 and 7706151061, and as they may be subsequently amended. Division 5 is also known as Parcel No. 60547-50000.

(6) New Glen Acres Division No. 6 as recorded by King County, under 7810120841 and as amended by 20020405000588, along with Condominium Plan of New Glen Acres Division No. 6, under 7810120840, and as they may be subsequently amended. Division 6 is also known as Parcel No. 60547-60000.

(7) New Glen Acres Division No. 7 and New Glen Acres Division No. 7 - Phase II as recorded by King County, under 8001160861 and 8109150586, respectively, and as amended by 20020204001247, 20130722001491 and 9304270400, along with Condominium Plan of New Glen Acres Division No. 7, under 8001160860 and under 8109150585, and as they may be subsequently amended. Division 7 is also known as Parcel No. 60547-70000.

(8) Glen Acres Division 8 consisting of:

- a. The entrance, approximately .13 acres, King County Parcel No. 0797000115
- b. Parking area and lawn, approximately .42 acres, King County Parcel No. 0797000120

- c. Lawn, approximately .32 acres, King County Parcel No. 0797000126
- d. Tennis courts, approximately .26 acres, King County Parcel No. 0797000127

(g) The legal descriptions of the golf course and all other real property to which the Association holds title ("Association Common Areas") are:

- (i) The Clubhouse Property and a portion of the Golf Course, approximately 13.39 acres, King County Parcel No. 0523049022;
- (ii) The remaining Golf Course property and unimproved land next to it, approximately 41.57 acres, King County Parcel No. 052304TRCT;
- (iii) The private road known as Glen Acres Drive South, approximately 3.2 acres, King County Parcel No. 0799000026;
- (iv) Approximately .7 acres west of Phase 1 containing sewer lines, King County Parcel No. 0797000153; and
- (v) Property known as Division 8 consisting of:
  - a. The entrance, approximately .13 acres, King County Parcel No. 0797000115
  - b. Parking area and lawn, approximately .42 acres, King County Parcel No. 0797000120
  - c. Lawn, approximately .32 acres, King County Parcel No. 0797000126
  - d. Tennis courts, approximately .26 acres, King County Parcel No. 0797000127

#### ARTICLE IV

#### MEMBERSHIP

Every person or entity who is the contract purchaser or record owner of a fee interest in any *condominium unit* which is subject by covenants of records to assessment by the Developer named in the Declaration of Covenants, Conditions and Restrictions or by the Association, shall be a member of the Association. Provided, however, that if any *condominium unit* is held jointly by two (2) or more persons, the several owners of such interests shall

designate one of their number as the “member”. The foregoing is not intended to include persons or entities that hold an interest merely as security for the performance of an obligation. No owner shall have more than one membership. Memberships shall be appurtenant to and may not be separated from ownership of or the contract purchaser’s interest in any *condominium unit* which is subject to assessment by the Association. Upon transfer of the fee interest to, or upon the execution and delivery of a contract for the sale of (or of an assignment of a contract purchaser’s interest in) any *condominium unit*, the membership and certificate of membership in the Association shall ipso facto be deemed to be transferred to the grantee, contract purchaser or new contract purchaser, as the case may be. Ownership of, or a contract purchaser’s interest in, any such *condominium unit* shall be the sole qualification for membership.

## ARTICLE V

### VOTING RIGHTS

No person shall have more than one (1) membership regardless of the number of units owned or being purchased, and the interest of each member shall be equal to that of any other member, and no member may acquire any interest which shall entitle him to any greater voice, vote or authority in the Association than any other member. In the case of *condominium units* owned jointly by two (2) or more persons, only the joint owner designated as the “member” pursuant to Article IV hereof shall be entitled to vote.

In the event that the Non-Profit Corporation Law of the State of Washington, as set forth in Title 24, Revised Code of Washington, is changed to permit one member of a non-profit corporation to exercise greater voting rights than another member, voting shall thereafter be according to the number of *condominium units* owned, that is, members shall be entitled to one vote for each *condominium unit* in which they hold the interest required for membership by Article IV. When more than one person holds such interest in any *condominium unit*, the vote for such *condominium unit* shall be exercised as they among themselves determine, but in no event may more than one vote be cast with respect to any condominium unit.

## ARTICLE VI

### BOARD OF TRUSTEES

*The affairs of this Association shall be managed by a Board of Trustees comprised of one member from each of the seven (7) condominium associations within the Glen Acres PUD.*

ARTICLE VII

ANNEXATION OF ADDITIONAL PROPERTIES

Section 1. The Association may, at any time, annex additional residence lots and common areas to the properties described in Article III, and so add to its membership under the provisions of Article IV. Provided that annexation of additional properties other than properties within the general plan of development shall require the assent of *seventy-five percent (75%)* of the members of the Association.

ARTICLE VIII

SENIOR COMMUNITY DESIGNATION

The Association intends Glen Acres to be a community of people who are 55 years of age and older, in compliance with the Housing for Older Persons Act ("HOPA"), 42 USC § 3607, and all applicable state and federal laws. The Board of Directors may adopt policies, rules, and regulations consistent with HOPA to maintain Glen Acres as a 55-and-older community.

ARTICLE IX

AUTHORITY TO MORTGAGE

Any mortgage by the Association of the Association's Common Areas defined in Article III (g) shall have the assent of *seventy-five percent (75%)* of the members of the Association.

ARTICLE X

AUTHORITY TO DEDICATE

The Association shall have power to dedicate, sell or transfer all or any part of the Association's Common Areas owned by it to any governmental unit or public agency or authority

or public 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 signed by *seventy-five percent (75%)* of the members of the Association entitled to vote has been recorded, agreeing to such dedication, sale or transfer.

ARTICLE XI  
DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by not less than *seventy-five percent (75%)* of the members of the Association. Upon dissolution of the Association, the assets, both real and personal of the Association, shall be dedicated to an appropriate public agency to be devoted to purposes as nearly as practicable the same as those to which they were required to be devoted by the Association. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any corporation, association, trust or other organization to be devoted to purposes and uses that would most nearly reflect the purposes and uses to which they were required to be devoted by the Association.

ARTICLE XII  
DURATION

The Association shall exist perpetually.

ARTICLE XIII  
MEETINGS FOR ACTIONS GOVERNED BY ARTICLES VII THROUGH XI

In order to take action under Articles VII through XI, there must be a duly held meeting. Written notice, setting forth the purpose of the meeting shall be given to all members not less than 30 days, nor more than 60 days in advance of the meeting. The presence of members or of proxies entitled to cast sixty percent (60%) of the votes shall constitute a quorum. If the required quorum is not forthcoming at any meeting, another meeting may be called, subject to the notice requirement set forth above, and the required quorum at such subsequent meeting shall be one-half of the required quorums of the preceding meeting. No such subsequent meeting shall be held more than sixty (60) days following the preceding meeting. In the event that

seventy-five percent (75%) of the members are not present in person or by proxy, members not present may give their written assent to the action taken thereat.

ARTICLE XIV

AMENDMENTS

Amendment of the Articles by the Association so as to change its name (*Article I*), its purposes (*Article III*), the place where its principal place of business will be (*Article II*), the number of its trustees (*Article VI*), or the duration of its existence (*Article XII*), shall be by affirmative vote of a majority of its members, but amendment of any other provision of these Articles shall require the affirmative vote of seventy-five percent (75%) of the members.

IN WITNESS WHEREOF, we, the undersigned hereby certify that the foregoing Restated Articles of Incorporation have been duly approved by an affirmative vote of not less than seventy-five percent (75%) of the members following a meeting held on October 7, 2013. On behalf of the Association, we have executed these Restated Articles of Incorporation on this 7th day of January, 2014.

  
\_\_\_\_\_

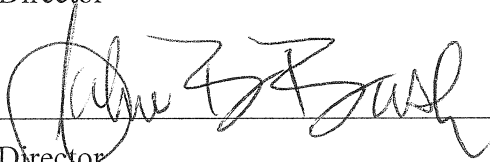
President

  
\_\_\_\_\_

Director

  
\_\_\_\_\_

Vice President

  
\_\_\_\_\_

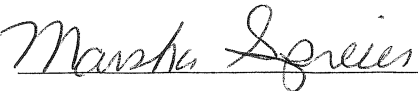
Director

  
\_\_\_\_\_

Secretary

  
\_\_\_\_\_

Director

  
\_\_\_\_\_

Treasurer

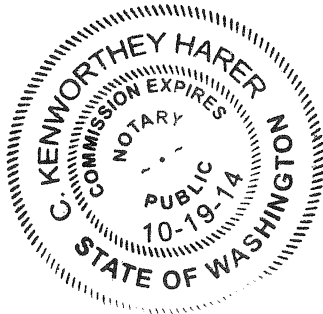


STATE OF WASHINGTON )  
 ) ss  
COUNTY OF KING \_\_\_\_\_)

On this day personally appeared before me, Linda Walden,  
JOHN B BUSH, ALAN F. Stewart, ANNETTE OTIS,  
Robert Blakey, Marsha Spreier, GENE BARRETT,

to me known to be the officers and directors of the corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath each stated that he or she was authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

GIVEN under my hand and official seal this 7 day of January, 2014.



C Kenworthy  
NOTARY PUBLIC in and for the  
State of Washington, residing at Seattle.



Office of the Secretary of State  
Corporations & Charities Division

### Washington Nonprofit Corporation

See attached detailed instructions

- Standard Filing Fee \$20.00
- Filing Fee with Expedited Service \$70.00

This Box For Office Use Only

**FILED**

**JAN 22 2013**

**WA SECRETARY OF STATE**

UBI Number: 600222378

## ARTICLES OF AMENDMENT

Chapter 24.03 RCW

### SECTION 1

**NAME OF CORPORATION:** (as currently recorded with the Office of the Secretary of State)

Glen Acres Homeowner's Association

### SECTION 2

**ARTICLES OF AMENDMENT WERE ADOPTED BY:** (please check and complete one of the following)

- The amendment was adopted by a meeting of members held: (Date) October 8, 2013  
A quorum was present at the meeting and the amendment received at least two-thirds of the votes which members present or represented by proxy were entitled to cast.
- The amendment was adopted by a consent in writing and signed by all members entitled to vote.
- There are no members that have voting rights. The amendment received a majority vote of the directors at a board meeting held: (Date) \_\_\_\_\_

### SECTION 3

**AMENDMENTS TO ARTICLES ON FILE:** (if necessary, attach additional information)

Please see the attached document.

### SECTION 4

**EFFECTIVE DATE OF ARTICLES OF AMENDMENT:** (please check one of the following)

- Upon filing by the Secretary of State
- Specific Date: \_\_\_\_\_ (Specified effective date must be within 30 days AFTER the Articles of Amendment have been filed by the Office of the Secretary of State)

### SECTION 5

**SIGNATURE:** (see instructions page)

*This document is hereby executed under penalties of perjury, and is, to the best of my knowledge, true and correct.*

X Robert Blakey Robert Blakey, President 1/21/14 206-673-4830  
 Signature Printed Name and Title Date Phone

## **AMENDMENT TO THE RESTATED ARTICLES OF INCORPORATION**

The Restated Articles of Incorporation filed with the Secretary of State on January 8, 2014, incorrectly stated on page 8 that a meeting of the members was held on October 7, 2013, when it was in fact held on October 8, 2013. Page 8 of the Restated Articles of Incorporation is revised to reflect that the meeting of the members was held on October 8, 2013. Likewise, the Articles of Amendment filed with the Secretary of State on January 8, 2014, should have the correct date of October 8, 2013.