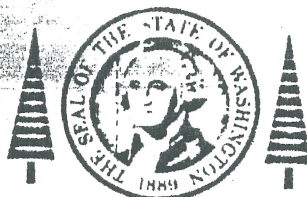


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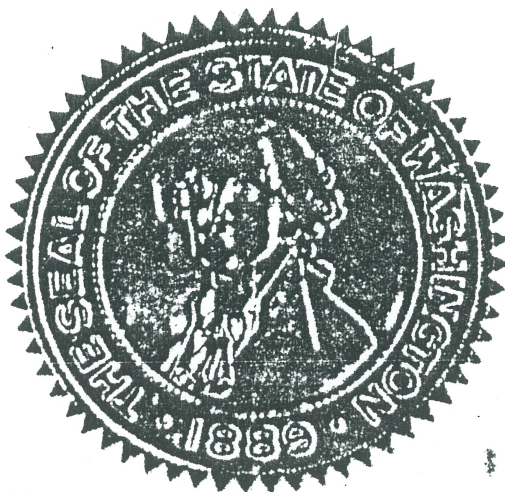
# STATE OF WASHINGTON | DEPARTMENT OF STATE

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

## ARTICLES OF INCORPORATION

of GLEN COVE MAINTENANCE ASSOCIATION  
a domestic corporation of Gig Harbor, 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,  
June 29, 1977

*Bruce K. Chapman*

BRUCE K. CHAPMAN  
SECRETARY OF STATE

ARTICLES OF INCORPORATION  
OF  
GLEN COVE MAINTENANCE ASSOCIATION

KNOW ALL MEN BY THESE PRESENTS: We, the undersigned persons, acting as the incorporators of a corporation under the provisions of the Washington Non-Profit Act (R.C.W. 24.03), adopt the following articles of incorporation for such corporation:

ARTICLE 1:

The name of the corporation shall be Glen Cove Maintenance Association.

ARTICLE 2:

This corporation shall have and is hereby declared to have perpetual existence.

ARTICLE 3:

The location and Post Office address of the principal and registered office of this corporation is and shall be 224 Point Fosdick Drive N.W., Gig Harbor, Washington 98335.

ARTICLE 4:

The corporation shall not at any time carry on any business, trade, avocation or profession for profit. The purposes for which the corporation are formed are:

1. To promote the health, safety and welfare of the owners of the real property within the boundaries of the plat of approximately Three Hundred Twenty-Five acres at Glen Cove, Pierce County, Washington, developed by joint venture of Dale C. Kooley, Jerome D. Haugen, and Dr. Richard E. Gilbert, said plat as hereafter to be filed of record in the office of the auditor of Pierce County, Washington, and of other real property in the vicinity thereof, and for this general purpose to do any of the following:

(a) To build, improve and maintain roadways, culverts, bridges and drainage areas and to provide for the improving of



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owners given by the Articles or Bylaws as here before or hereafter established by said corporation, which rules, regulations, payments and Bylaws shall apply equally to all memberships.

6. All owners or purchasers of lots in the described subdivision shall become members of GLEN COVE PROPERTIES MAINTENANCE ASSOCIATION, a Washington non-profit corporation, and by acquiring said ownership interest shall become bound by the rules, regulations, assessments and Bylaws of said corporation as established by the Board of Directors of GLEN COVE PROPERTIES MAINTENANCE ASSOCIATION. And further, said owners and purchasers acknowledged that the benefits and responsibilities of membership in GLEN COVE PROPERTIES MAINTENANCE ASSOCIATION are a covenant running with the land and that membership in said association may be terminated only by conveying title to said lot or lots. Membership shall include the obligation to pay dues and assessments as established by the Board of Directors in accordance with the Bylaws of the corporation as they may now exist or hereafter be lawfully amended, as recorded in the Pierce County Auditor's Office and with the Secretary of State of the State of Washington. There shall be one membership in GLEN COVE PROPERTIES MAINTENANCE ASSOCIATION for each lot within the described subdivision and each membership shall be appurtenant to the title and shall be transferable only as a part of the transfer of the title to said lot. Each such membership shall entitle the fee owners and contract purchasers of any lot or lots within GLEN COVE PROPERTIES subdivision, the residents thereon and their families to enjoy the benefits of the corporation, subject to the rules, regulations, payments and Bylaws as may now or hereafter be established by the corporation, which rules, regulations, payments and Bylaws shall apply equally to all memberships.

  
Dale C. Kooler

  
Jerome J. Maugen

  
Dr. Richard E. Gilbert










STATE OF WASHINGTON )  
County of Pierce ) ss.

On this day personally appeared before me DALE C. KOOLEY and Dawn A. Kooler, to me known to be the individuals described in and who executed the within and foregoing instrument acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

SUBSCRIBED and SWORN to before me this 1st day of September 1977.

  
NOTARY PUBLIC in and for the  
State of Washington, residing  
at Gig Harbor

granted by the provisions of Title 24, R.C.W. and other laws of the State of Washington relating to non-profit corporations.

(k) To have one or more offices at such place or places, either within or without the State of Washington as the board of trustees may from time to time determine or the business of the corporation require.

#### ARTICLE 5:

The corporation shall have no capital stock and no shares therein shall be issued. The three undersigned incorporators shall constitute the first members of the corporation. The terms of admission to membership in the corporation shall be such as are perscribed by the bylaws of the corporation and by the terms and conditions of such declarations of covenants and restrictions as shall hereafter be filed of record with the auditor of Pierce County, State of Washington, relating to the real property legally referred to in Article 4 hereof.

#### ARTICLE 6:

The activities and affairs of the corporation shall be managed and directed by a board of trustees. The number, qualifications, terms of office, manner of election, time and place of meeting and powers and duties of such trustees shall be prescribed by the bylaws of the corporation; provided, that the number of trustees shall not be less than three. The authority to make and alter the bylaws of the corporation is hereby expressly vested in the board of trustees of the corporation, subject to the power of the members to change or repeal such bylaws, and provided, also that the board of trustees shall not make or alter any bylaws fixing their qualifications, classifications or terms of office. The following persons shall constitute the members of the first board of trustees of the corporation, who shall serve until the first annual meeting, and until their successors are elected and qualified. Each lot or parcel of property within the jurisdiction of this corporation, including each lot or parcel subsequently created by short platting of existing parcels, shall be entitled to one vote. Each lot or parcel shall pay the annual dues or assessments as established by the board of trustees.

1. Dale Kooley  
224 Point Fosdick Drive N.W.  
Gig Harbor, Washington 98335
2. Jerome Haugen  
863 A. 140th Street S.  
Tacoma, Washington



3. Dr. Richard Gilbert  
1501 Serena Lane N.W.  
Gig Harbor, Washington 98335

The names and addresses of the incorporators of this corporation are as follows:

Dale Kooley  
224 Point Fosdick Drive N.W.  
Gig Harbor, Washington 98335

Jerome Haugen  
144 Point Fosdick Place  
Gig Harbor, Washington 98335

Dr. Richard Gilbert  
1501 Serena Lane N.W.  
Gig Harbor, Washington 98335

this 28 day of June, 1977. IN WITNESS WHEREOF, we have hereunto set our hands

Dale Kooley  
Dale Kooley

Jerome Haugen  
Jerome Haugen

Dr. Richard Gilbert  
Dr. Richard Gilbert

STATE OF WASHINGTON)

County of Pierce )

ss.

On this day personally appeared before me Dale Kooley, Jerome Haugen, and Dr. Richard Gilbert, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledge that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

June GIVEN under my hand and official seal this 28 day of June, 1977.

Christy Shupe  
NOTARY PUBLIC in and for the  
State of Washington, residing at Lacey