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FILE NUMBER



DOMESTIC

STATE OF WASHINGTON | DEPARTMENT OF STATE

I, A. LUDLOW KRAMER, Secretary of State of the State of Washington and custodian of its seal, hereby certify that

ARTICLES OF INCORPORATION

of ROCKY POINT HEIGHTS COMMUNITY CLUB
a domestic corporation of Camano Island, 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,

August 8, 1968

A. Ludlow Kramer

A. LUDLOW KRAMER
SECRETARY OF STATE

APPROVED
AS TO FORM AND FILED

AUG 8 - 1968

ARTICLES OF INCORPORATION
OF
ROCKY POINT HEIGHTS COMMUNITY CLUB

A. LUDLOW KRAMER
SECRETARY OF STATE
BY _____
CORPORATION SECRETARY

KNOW ALL MEN BY THESE PRESENTS that the undersigned, HENRY EDWIN SHAW, PATRICIA ANN SHAW, R. W. CHRISTIANSEN, VESPER A. CHRISTIANSEN and INOR GILBERTSON, each being of legal age, citizens of the United States and residents of the State of Washington, have associated themselves together for the purpose of forming a corporation under the provisions of Chapter 134, Laws of Washington of 1907(RCW 24.04), and amendments thereto, and pursuant to said laws do hereby sign and acknowledge these Articles of Incorporation in triplicate as follows:

I

The name of this corporation shall be ROCKY POINT HEIGHTS COMMUNITY CLUB.

II

The purposes for which this corporation is formed are as follows:

- (a) To acquire, construct, maintain and operate a water supply system and provide water service to the members of this corporation having an interest in property situate in, upon and in the vicinity of the proposed plats of Rocky Point Heights Division No. 1, 2 and 3, as platted or proposed to be platted in Section 23, Township 32 North, Range 2 east, W.M., Camano Island, Island County, Washington. The By-Laws of the corporation and the amendments thereto shall specifically describe those areas within or adjacent to said lands which shall be entitled to water service, and the interest in or ownership of which property shall entitled such ones to membership in this corporation.
- (b) To set reasonable rates for membership and water service furnished to the members of this corporation, and to levy assessments for capital and operational purposes in furtherance of the general objectives of this association in the manner and in the amount as may be provided in the by-laws of the corporation, as well as the amendments thereto.
- (c) The corporation shall have the further purposes and powers to purchase, lease, exchange, acquire and deal with and turn to account, real, personal, mixed, and intangible property, assets, rights, claims, equities, franchises, business concerns and undertakings of every kind and characted, and shall have the power to sell, assign, convey, deal in or with, lease, pledge, mortgage and dispose of all or any part thereof; and to use, operate, continue, maintain, develop, improve and manage or otherwise in any manner to turn to account all or any of the property or assets or rights of the corporation; to loan money with or without credit; to incur indebtedness, borrow or raise money with or without security, and to issue documents evidencing the debts

thereof, and to secure the payments of the money borrowed or raised, when deemed expedient by the issue of debentures, bonds, real or chattel mortgages, deeds of trust, or pledge collateral, or give any other security of any kind upon such terms as to interest, priority and discount, or otherwise as shall be deemed advisable; and to purchase or redeem notes, debentures, bonds, mortgages or securities of the corporation.

- (d) To do all such acts and things as are incidental, conducive, necessary, permissible or advisable in the premises, with respect to the above objects and purposes in their broadest sense which will further aid or assist any one or all of the aforementioned objects and purposes.

III

This corporation shall not, in the pursuit of the foregoing purposes, engage in business of any nature for profit, and the property and the income or proceeds of operation of this corporation shall in no case inure to any one individual, firm, partnership or corporation or to his or its gain or profit.

IV

This corporation shall have perpetual existence.

V

The incorporators and members of this corporation may be individuals, co-partnership or corporation. It shall have no capital stock, and shares therein shall not be issued. The interest of each incorporator or member shall be equal to that of any other incorporator or member. No incorporator or member may acquire any interest which would entitle him to any greater voice, vote, authority or interest in the corporation than any other member. The by-laws shall provide the qualifications, prerequisites and conditions of membership. The evidence of membership in this corporation shall be by a membership certificate, the form of which shall be provided for in the by-laws. Such certificates shall be assignable only under such rules and regulations as the by-laws or amendments thereto of the corporation prescribe.

VI

The management and control of the corporation shall be vested in

and exercised by a Board of Trustees of not less than five (5) nor more than nine (9), whose number shall be provided by the by-laws. The names of those who shall serve for the first six (6) months immediately following the filing of these articles as provided by statute, together with their addresses, are as follows:

INOR GILBERTSON	Rt. 2, Stanwood, Washington 98292
HENRY EDWIN SHAW	Rt. 4, Box 1305, Camano Island, Wash. 98292
PATRICIA ANN SHAW	DITTO
R. W. CHRISTIANSEN	ditto
VESPER A. CHRISTIANSEN	ditto

VII

The place of principal business of the corporation will be in the vicinity of the real property described in Article II, and the business address shall be Rt. 4, Box 1305, Camano Island, Washington, 98292.

IN WITNESS WHEREOF, the above named incorporators, INOR GILBERTSON, HENRY EDWIN SHAW, PATRICIA ANN SHAW, R. W. CHRISTIANSEN and VESPER A. CHRISTIANSEN have hereto set their hands and seal this

7th day of August, 1968.

<u>Inor Gilbertson</u>	<u>R. W. Christiansen</u>
<u>Henry Edwin Shaw</u>	<u>Vesper A. Christiansen</u>
<u>Patricia Ann Shaw</u>	

STATE OF WASHINGTON)
) ss.
 COUNTY OF SNOHOMISH)

On this day personally appeared before me INOR GILBERTSON, HENRY EDWIN SHAW, PATRICIA ANN SHAW, R. W. CHRISTIANSEN and VESPER A. CHRISTIANSEN, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged to me that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 7th day of August, 1968.

Edward D. Kuse
 Notary Public in and for the State
 of Washington residing at Stanwood

ARTICLES OF AMENDMENT
of
ROCKY POINT HEIGHTS COMMUNITY CLUB
A Non-Profit Washington Corporation

KNOW ALL MEN BY THESE PRESENTS that the undersigned Board of Trustee members of ROCKY POINT HEIGHTS COMMUNITY CLUB, for the purpose of amending the Articles of Incorporation of said Corporation under the provisions of Title 24, Chapter 03, Revised Code of Washington, state as follows:

I. NAME

The name of the Corporation shall remain ROCKY POINT HEIGHTS COMMUNITY CLUB, a non-profit Washington Corporation.

II. AMENDMENTS

a. ARTICLE II, PURPOSES, is hereby stricken and replaced with the following:

This corporation shall not engage in any activities which will result in financial gain to it or its members. Subject to said limitation, the purposes for which this corporation is formed are as follows:

To construct, improve and/or maintain easements and water systems dedicated to or owned by the Corporation for and on behalf of the members of the Corporation, and to execute and do all other works and things necessary or convenient for maintaining said easements and water systems or otherwise for the purposes of the corporation.

To enforce and implement the provisions of the Restrictive Covenants Concerning Use and Occupancy of Plat of Rocky Point Heights, Division No. 1 & 2 recorded at Island County Auditor's File No. 4216389 (hereinafter "CC&R's") and as hereafter amended;

To operate and maintain the community water system supplying water to the members of the Association. The membership area shall be set out in the Corporation Bylaws;

To maintain the community areas pursuant to the Bylaws and the CC&R's;

To form a Building and Design Committee with all the duties, rights, powers, restrictions and protections set forth in the Bylaws and CC&R's;

To charge, collect and assess costs (for both operations and capital improvements), charges and membership fees from the members of this corporation, and to prepare, record and enforce liens for unpaid membership fees, water charges, costs, and assessments as set forth in the Bylaws and CC&R's;

To purchase, lease from others, and otherwise acquire, sell, convey, transfer, lease to others, and otherwise dispose of mortgage, or otherwise encumber real and personal property belonging to the corporation; and

To do all things necessary, suitable and proper to accomplish any of the purposes or to attain any of the objects herein set forth, and to do all acts or things incidental or appurtenant to or growing out of or connected with the aforesaid objects or purposes, or any part or parts thereof, provided such be consistent with the statute under which this corporation is formed, the Bylaws and the CC&R's.

III. APPROVAL

There are presently 48 voting members of the Corporation. This amendment was adopted at a meeting of the members held on Sept. 17, 2007. There was a quorum present at said meeting. This amendment received at least two-thirds (2/3) of the votes which members present at said meeting or represented by proxy were entitled to cast.

Done this 5 day of Dec, 2007.

Michael Tichota
Name:
President of Rocky Point Community Club

Julie A. Vess
Name:
Secretary of Rocky Point Community Club