

ARTICLES OF INCORPORATION

Filed with the Secretary of State, State of Washington August 8, 1968.

Amended by at least 2/3 of the votes of members present at a meeting held September 17, 2007

RESTRICTIVE COVENANTS CONCERNING USE AND OCCUPANCY OF PLAT OF ROCKY POINT HEIGHTS DIVISION NO. 1 & 2

Executed by the proper officers of ROCKY POINT HEIGHTS COMMUNITY CLUB (Henry Edwin Shaw, Patricia Ann Shaw, R. W. Christiansen and Vesper A. Christiansen) on September 10, 1968. Recorded in Island County Volume 0679 Pages 2858 – 2864

Modified to extend the covenants to be binding in perpetuity. Recorded in Island County on 11/19/2007 document #4216389.

BY-LAWS OF ROCKY POINT HEIGHTS COMMUNITY CLUB

Updated by the Board on January 26, 2023

ROCKY POINT HEIGHTS COMMUNITY CLUB RULES & REGULATIONS

Updated by the Board on January 31, 2024

ARTICLES OF INCORPORATION

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

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;

ROCKY POINT HEIGHTS & ROCKY POINT HEIGHTS COMMUNITY CLUB

History of legal documents re: water supply system & service

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.

BY-LAWS OF ROCKY POINT HEIGHTS COMMUNITY CLUB

Section 1. This corporation shall be conducted as a non-profit corporation for those purposes set forth in the Articles of Incorporation filed with the Secretary of State of Washington on August 8, 1968.

Section 2. This corporation shall have power to levy and collect assessments against its members and against the tracts owned or purchased by them for the purposes in its Articles of Incorporation and By-Laws set forth, and to sell or forfeit their interest in the corporation for default with respect to any lawful provisions of said Articles of Incorporation and By-Laws, and upon forfeiture of any such property as by law and in the By-Laws provided, may transfer the membership of such defaulting member.