

UNITED STATES OF AMERICA

The State of  Washington

Secretary of State

I, **Kim Wyman**, Secretary of State of the State of Washington and custodian of its seal, hereby issue this certificate that the attached is a true and correct copy of

ARTICLES OF INCORPORATION

of

FOXHALL COMMUNITY ASSOCIATION

as filed in this office on November 18, 1981.

Date: April 13, 2016



Given under my hand and the Seal of the State of Washington at Olympia, the State Capital

*Kim Wyman*

Kim Wyman, Secretary of State

2-315500-5  
FILE NUMBER



DOMESTIC

STATE OF WASHINGTON | DEPARTMENT OF STATE

I, RALPH MUNRO, Secretary of State of the State of Washington and custodian of its seal, hereby certify that

ARTICLES OF INCORPORATION

of FOXHALL COMMUNITY ASSOCIATION  
a domestic corporation of Olympia, Washington,

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

Filed at request of \_\_\_\_\_  
Dennis Adams  
806 E. State Ave.  
Olympia, WA 98507

Filing and recording fee \$ NON PROFIT  
License to June 30, 19\_\_\_\_ \$ \_\_\_\_\_  
Excess pages @ 25c \$ \_\_\_\_\_

In witness whereof I have signed and have af-  
fixed the seal of the State of Washington to  
this certificate at Olympia, the State Capitol,

November 18, 1981

Microfilmed, Roll No. 1603

Page 081 - 084

NOV 18 1981

SECRETARY OF STATE  
STATE OF WASHINGTON

ARTICLES OF INCORPORATION OF  
FOXHALL COMMUNITY ASSOCIATION

The undersigned, Virgil L. Adams, acting as the incorporator of a corporation under the provisions of the Washington Non-Profit Corporation Act (Rev. Code of Washington 24.03), adopt the following articles of incorporation for such corporation.

ARTICLE I  
NAME

The name of the corporation shall be Foxhall Community Association.

ARTICLE II  
DURATION

The period of duration of the corporation shall be perpetual.

ARTICLE III  
PURPOSES

The purposes for which the corporation is organized are:

1. To acquire, own, operate, and maintain recreation areas and facilities in connection therewith, including but not being limited to, playfields, playfield equipment, swimming pools, paths, trails, parks, and greenbelt and picnic areas, all as a part of or appurtenant to the following described real property located in Thurston County, State of Washington.

The east half of the northwest quarter of the southeast quarter lying northerly and easterly of county road known as Hawks Prairie Road; The east half of the southwest quarter of the northeast quarter; The northwest quarter of the northeast quarter of the southeast quarter; The south half of the northeast quarter of the northeast quarter; The north three quarter of the southeast quarter of the northeast quarter; The west half of the south one-quarter of the northeast quarter; All in Section 33, Twp. 19 N, Range 1 West, W.M., Thurston County, State of Washington.

Lots 1 through 33, Foxhall, as recorded in Volume 21 of Plats, Pages 144 & 145 records of the County Auditor's office for Thurston County, Washington, under said Auditor's File No. 8111170090 and subsequent divisions as may be added to Foxhall within the area described above.

The particular lots and areas to be acquired, owned, operated and maintained by this corporation are the following:

Tracts A and B, Foxhall, Division 1, as recorded in Volume 21 of plats, Page 144-5, records of the County Auditor's office for Thurston County, Washington, under said Auditor's File No. 8111170090 and such other areas as may be acquired.

2. To fix, establish, levy and collect annually such charges and/or assessments as may be necessary to operate, maintain, repair, construct, reconstruct or extend the recreation areas and facilities and the real property designated herein and any other real property designated in the Bylaws or in any amendment thereof, but not in excess of the maximum from time to time fixed by the Bylaws.

3. To expend the moneys collected by said corporation from assessments and charges and other sums received for the payment and discharge of costs, expenses, and obligations incurred by said corporation in carrying out any or all of the purposes for which said corporation is formed.

4. Generally, to do any and all lawful things which may be advisable, proper, authorized and/or permitted to be done by said corporation under and by virtue of any restrictions, condition, and/or covenants or laws affecting said property or any portion thereof (including areas now or hereinafter dedicated to public use); and to do and perform any and all acts which may be either necessary for or incidental to, the exercise of any of the foregoing powers or for the peace, health, comfort, safety and/or general welfare of owners of said property, or properties thereof, or residents thereon.

5. To borrow money and mortgage, pledge or hypothecate any or all of the real or personal property of said corporation as security for money borrowed or debts incurred; and to do any and all things that a corporation organized under said laws of the State of Washington may lawfully do when operating for the benefit of its members or the property of its members, and without profit to said corporation.

6. Generally, to do and perform any and all acts which may be either necessary or proper for or incidental to the exercise of any of the foregoing powers and such powers granted by the provisions of Title 24.03 RCW and other laws of the State of Washington relating to non-profit corporation.

7. Nothing contained in these Articles of Incorporation shall be construed as authorizing or permitting said corporation to own, manage or operate any real or personal property for profit. It is the intention and purpose that the business of said corporation shall not be carried on for profit either to itself or for the benefit of its members, and wherever it is authorized to collect charges or assessments it shall have no power or authority to use charges or assessments except as necessary to cover the actual cost or expense of the act, duty, power or transaction performed.

ARTICLE IV  
MEMBERSHIP

A) The corporation shall at all time hereafter be a joint and mutual association of the above-named incorporator and such other persons as may hereafter be admitted to membership in accordance with the Bylaws of the corporation and who shall be owners or purchasers of a lot or lots in the Plat of Foxhall, Lots 1 through 102.

B) There shall be two classes of memberships, namely (a) single memberships and (b) multiple memberships. A single membership shall be issued to the owner or purchaser of one lot. A multiple membership shall be issued to the owner or purchaser of two or more lots. Fractional lots owned or purchased shall be computed to determine qualifications of a multiple membership, but only if the fractions total one lot. All questions involving fractional lots shall be determined by the Board of Directors.

C) Membership and certificates evidencing the same shall be inseparably appurtenant to lots owned by the members, and upon transfer of ownership or contract for sale of any such lot or lots, membership and certificates of membership shall ipso facto be deemed to be transferred to the grantee or contract purchaser. No membership or certificate of membership may be transferred, assigned, or conveyed in any manner other than in the manner herein set forth. In the event of the death of a member, the membership or certificate of membership of such deceased member shall be and become the property of the personal representative of such deceased member upon appointment and qualification as such in a judicial proceeding and such personal representative shall have all the rights, privileges and liabilities of such member until title shall be transferred or contracted to be transferred.

D) The interest of each membership in the corporation shall be determined according to the number of lots owned by such member.

E) The voting right of each member shall be dependent upon the number of lots owned by such member.

F) All charges and assessments from time to time fixed by the Bylaws of this corporation shall be levied against the member owner but upon a per lot basis. Fractional lots shall be assessed proportionately.

G) The property in possession of this corporation shall be managed by the Board of Directors hereinafter named and only alienated and disposed of in accordance with the Bylaws of the corporation.

ARTICLE V  
REGISTERED OFFICE

The address of the initial registered office of the corporation shall be 806 East State Avenue, Olympia, Washington. The name of the initial registered agent of the corporation at such address shall be Virgil L. Adams.

ARTICLE VI  
DISSOLUTION

In the event of the dissolution of the corporation, each person who is then a member shall receive his pro-rata proportion of the property and assets after all of its debts have been paid.

ARTICLE VII  
ORIGINAL DIRECTORS

The number of directors constituting the initial Board of Directors of the corporation shall be three directors. The names and addresses of the persons who are to serve as the initial directors of the corporation are as follows:  
Virgil L. Adams, PO Box 636 (806 E. State Ave.), Olympia, Wa. 98507  
Katherine A. Adams, PO Box 636 (806 E. State Ave.), Olympia, Wa. 98507  
Dennis Adams, PO Box 636 (806 E. State Ave.), Olympia, Wa. 98507

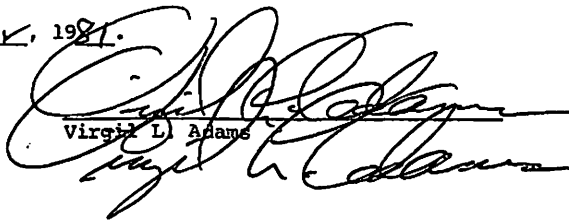
ARTICLE VIII  
INCORPORATOR

The name and address of the incorporator of the corporation is as follows:  
Virgil L. Adams, PO Box 636 (806 E. State Ave.), Olympia, Wa. 98507

ARTICLE IX  
BYLAWS

The qualifications of the members of said corporation, the property, voting and other rights and privileges, and the liabilities to charges and assessments of the members, except as stated herein, shall be as set forth in the Bylaws of the corporation.

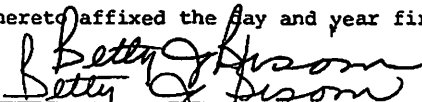
DATED THIS 17th day of November, 1981.

  
Virgil L. Adams

STATE OF WASHINGTON )  
                                  ) ss.  
COUNTY OF THURSTON )

On this 17th day of November, 1981, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Virgil L. Adams, to me known to be the person who executed the foregoing instrument and acknowledged he signed said instrument as his free and voluntary act and deed for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute the said instrument.

Witness my hand and official seal hereto affixed the day and year first above written,

  
Betty Johnson  
Notary Public in and for the State of Washington,  
residing at Olympia,