

After recording mail
to:
SHORECREST BEACH CLUB INC.
P.O. Box 1846
SHELTON, WA 98584

599886

175697
FILE NUMBER



STATE OF WASHINGTON

DEPARTMENT OF STATE

I, A. LUDLOW KRAMER, Secretary of State
hereby certify that

Secretary and custodian of its seal,

3

ARTICLES OF INCORPORATION

of SHORECREST BEACH CLUB, INC.
a domestic corporation of Tacoma Washington,

were filed for record in this office at 9:00 o'clock A. M., on this date, and

I further certify that such Articles remain on file in this office.

Filed at request of Conrad, Kane & Vandenberg
Attorneys at Law
Suite 600 Rust Building
11th and Pacific Avenue
Tacoma, Washington 98402

NON-PROFIT
Filing and recording fee \$ 25.00
License to June 30, 19 \$
Excess pages @ 25¢ \$

In witness whereof I have signed and have
affixed the seal of the State of Washington to
this certificate at Olympia, the State Capitol,
October 6, 1965

Microfilmed, Roll No. 1049
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A. LUDLOW KRAMER
SECRETARY OF STATE

RECORDED 1400 FILED
REEL 650 FRAME 281-288
AUDITOR MASON COUNTY
ALLAN T. BROTCHE

94 DEC -7 PM 3:56

REQUEST OF:

Shorecrest Beach Club, Inc.

APPROVED
AS TO FORM AND FILED

OCT 6 - 1965

ARTICLES OF INCORPORATION

OF

SHORECREST BEACH CLUB, INC.

A. LUDLOW KRAMER
SECRETARY OF STATEBY *M. C. [Signature]*
ASSISTANT SUPERVISOR OF CORPORATIONS

KNOW ALL MEN BY THESE PRESENTS, That the under-
signed, E. E. WHITE, ROBERT M. KANE, ELVIN J. VANDEBERG,
CARL C. CONRAD and FORREST FRANKLIN, each of whom is a
citizen of the United States of America and a resident of the State of
Washington, have associated themselves together for the purpose of
forming a non-profit corporation under Chapter 24.04 RCW of the laws
of the State of Washington, and in pursuance thereof do hereby sign
and acknowledge the following Articles of Incorporation, in triplicate
originals, and state as follows:

ARTICLE I

The name of the corporation shall be SHORECREST BEACH
CLUB, INC.

ARTICLE II

The general nature of the business of the corporation and the
objects and purposes proposed to be transacted, promoted and carried
on by it, are as follows:

1. To purchase or otherwise acquire, construct, improve,
develop, repair, maintain, operate, care for and/or dispose of park-
ways, playgrounds, open spaces and recreational areas, tennis
courts, beaches, piers, clubhouses, swimming pools and/or swimming
areas, bathhouses, places of amusement, community buildings,
community clubhouses and in general, community facilities appropriate
for the use and benefit of its members, and/or for the improvement and
development of the property owned by it or its members.

CONRAD, KANE & VANDEBERG
SUITE 600 RUST BUILDING
TACOMA, WASHINGTON 98402

2. To build, improve and maintain roadways, culverts, bridges and drainage areas and to provide for the improving, cleaning and sprinkling of streets, and for collection and disposal of the street sweepings, garbage, ashes, rubbish and the like; to prevent and suppress fires, to provide police protection, and to make and collect charges to cover the costs and expenses therefor; all for the purpose of maintaining and/or improving the property owned by it or its members.

3. To improve, light and/or maintain streets, roads, alleys, courts, walks, gateways, fences and ornamental features now existing or hereafter to be erected or created, and shelters, comfort stations and/or buildings and improvements ordinarily appurtenant to any of the foregoing; to improve, plant and maintain grass plots and other areas, trees and plantings within the lines of the street immediately adjoining or within the property owned by it or its members.

4. To care for any lots and plots owned by it or its members, to kill, destroy and/or remove from any said lots and plots grass, weeds, rodents, predatory animals, and any unsightly or obnoxious thing; and to take any action with reference to such lots and plots as may be necessary or desirable in the opinion of the board of trustees of said corporation, to keep the property clean and in good order; to make and collect charges therefor.

5. So far as it can legally do so, to grant franchises, rights of way and easements for public utilities or other purposes upon, over and/or under any of its property.

6. To acquire by gift, purchase, lease or otherwise, and to

own, hold, enjoy, operate, maintain, and to convey, sell, lease, transfer, mortgage and otherwise encumber, dedicate for public use and/or otherwise dispose of, real and/or personal property wherever situate.

7. To enforce liens, charges, restrictions, conditions and covenants existing upon and/or created for the benefit of parcels of real property over which said corporation has jurisdiction and to which said parcels may be subject to the extent that said corporation has the legal right to enforce the same, and to pay all expenses incidental thereto.

8. To pay the taxes and assessments which may be levied by any public authority upon any of the said property now or hereafter used or set apart for parks, parkways, playgrounds, open areas, tennis courts, beaches, boat landings, community clubhouses, community club buildings, places of amusement and/or recreation areas, or upon such other recreation spaces wherever situate as may be maintained for the general benefit and use of the owners of lots in said property; to pay taxes and assessments, levied by any public authority, upon improvements upon any of said property or areas so used or set apart or maintained, and whether taxed or assessed as a part of said property or area or separately; and to pay taxes and assessments levied by any public authority upon any property which may be held in trust for said corporation.

9. To exercise such powers of control, interpretation, construction, consent, decision, determination, modification, amendment, cancellation, annulment, and/or enforcement of covenants, reservations, restrictions, liens and charges imposed upon said

property, and as may be vested in, delegated to, or assigned to said corporation and such duties with respect thereto as may be assigned to and assumed by said corporation.

10. To approve and/or disapprove, as provided by restrictions, conditions and covenants affecting said property, plans and specifications for and/or locations of fences, walls, poles, buildings and/or structures to be erected or maintained upon said property or any portion thereof; to approve or disapprove the kind, shape, height, and material for same and/or the plan indicating the location thereof or their respective building sites and such grading plans as may be required, and to issue permits for the same; to pay any and all expenses and charges in connection with the performance of any of said powers or the carrying out of any of said purposes; to supervise construction of any buildings or structures to the extent deemed necessary by the board of trustees, and to establish rules therefor.

11. To appropriate, purchase, divert, acquire and store water from streams, water courses, wells or any other source, and to distribute the water so appropriated and acquired to its members for use upon the lands of said members and for domestic purposes; to acquire, own, construct, hold, possess, use and maintain such pumping plants, tanks, pipe lines, reservoirs, ditches, buildings, roads, trails, and appliances, and such other property, including water rights and shares of stock in other corporations as said corporation may from time to time desire to acquire or purchase for furnishing and supplying water to its members; provided that this corporation shall not use or dispose of such water as a public utility, but solely for the use and benefit of its members and for the irrigation of lands and domestic and other useful and beneficial purposes.

12. To fix, establish, levy and collect annually such charges and/or assessments as may be necessary, in the judgment of the board of trustees, to carry out any or all of the purposes for which this corporation is formed, but not in excess of the maximum from time to time fixed by the By-Laws.

13. Generally, to do any and all lawful things which may be advisable, proper, authorized and/or permitted to be done by said corporation under or by virtue of any restrictions, conditions, and/or covenants or laws affecting its property, or any portion thereof (including areas now or hereafter 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 its members.

14. 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, and without profit to said corporation.

15. 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 24.04, Revised Code of Washington, and other laws of the State of Washington relating to non-profit corporations.

16. 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 the corporation shall be carried on at cost and without profit for the benefit of the membership. The term "without profit" shall not be construed to forbid the accumulation of a surplus or fund for future uses, costs, expenses, depreciation, maintenance, development, expansion, or improvement of its facilities or for the accomplishment of objects consistent with the purposes herein stated.

ARTICLE III

The corporation is to have perpetual existence.

ARTICLE IV

The registered office of the corporation is to be located and its principal place of business shall be at 600 Rust Building, Tacoma, Pierce County, Washington.

ARTICLE V

There shall be no capital stock of the corporation but the corporation shall issue certificates of membership to members of the corporation.

ARTICLE VI

The management of this corporation shall be vested in a Board of Trustees; the number of which shall not be less than five (5) nor more than nine (9). The number, qualifications, terms of office, manner of election, time and place of meeting, and powers and duties of the Board of Trustees shall be such as are prescribed by the By-Laws of the corporation.

ARTICLE VII

The authority to make or alter By-Laws for the corporation is hereby expressly vested in the membership of the corporation.

CONRAD. KANE & VANDEBERG
SUITE 600 RUST BUILDING
TACOMA, WASHINGTON 98402

Dated this 22nd day of November 1994.

REEL 650FR288

Ray Harley Pres.

Ray Harley, President

Carol McInelly Vice President

Carol McInelly, Vice President

Norma Webber Treas

Norma Webber, Treasurer

David Froome Secretary

David Froome, Secretary

STATE OF WASHINGTON

County of Mason

On this day personally appeared before me Ray Harley, President, Carol McInelly, Vice President, Norma Webber, Treasurer and David Froome, Secretary to me known to be the individuals described in and who executed the within and foregoing Shorecrest Beach Club, Inc. instrument, and acknowledged 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 the 22nd day of November 1994.

Jean M. Dolan

Notary Public in and for the State
of Washington, residing at Shelton.

My commission expires 6-12-95.