

ARTICLES OF INCORPORATION
OF
HANSON HARBOR HOMEOWNERS' ASSOCIATION
A Not for Profit Corporation

The undersigned incorporator, acting to form a not for profit corporation under Title 24.03 of the Revised Code of Washington, adopts the following Articles of Incorporation:

1. Name. The name of the corporation is Hanson Harbor Homeowners' Association.

2. Duration. The duration of the corporation shall be perpetual.

3. Registered Office and Agent. The address of the initial registered office of the corporation is:

c/o Hanson Insurance Agency
P.O. Box 445
Wilbur, Washington

The initial registered agent at the above address is Frank W. Hanson.

4. Purposes. The purposes for which the corporation is formed are: to obtain, enhance, improve, maintain, and preserve common areas and facilities in or about Hanson Harbor Subdivision I and adjoining lands which are made part of the properties qualifying its owners for membership in accordance with the Restated Declaration of Covenants,

Conditions and Restrictions when and if such becomes effective and is recorded in the records of Lincoln County, Washington ("the Declaration"); to promote the health, safety, and welfare of members of this corporation; and to promote and develop a healthy and aesthetically-pleasant physical environment within properties qualifying the owners for membership in this Association.

5. Powers. The corporation shall have and may exercise any power conferred on not for profit corporations by the laws of the State of Washington, including but not limited to the power to fix, levy and enforce assessments, fees and charges as set forth in the Declaration and those other powers necessary or appropriate for the implementation of the provisions of the Declaration.

6. Membership. A member of the corporation is any record owner, whether one or more persons or entities, of a fee simple title to any lot that is within the property described in the Declaration as subject to the authority of the corporation; provided that, if any such Lot is being sold on real estate contract, the contract purchaser (whether one or more persons or entities) acquiring a beneficial interest through the real estate contract shall, as between such contract vendor or purchaser, be solely entitled to membership. When more than one person or entity holds any such fee or contract purchaser's interest in any lot, each person or entity shall be a member of the corporation.

7. Voting Rights. Each member of the corporation shall be entitled to one vote for each lot such member so owns that is subject to the authority of the corporation, except that when more than one individual or entity holds any such fee or contract purchaser's interest in a single lot, only one vote may be cast for that lot.

8. Board of Directors. The affairs of the corporation shall be managed by a Board of Directors. The Board shall consist of not less than three nor more than nine directors, who need not be members of the corporation. The number of directors shall be fixed by the Bylaws.

9. Initial Directors. The number of directors constituting the initial Board of Directors shall be three. The names and addresses of those who are to serve as directors until their successors are elected are:

Frank W. Hanson; Hanson Harbor, Wilbur, WA
Maurice L. Geib; Hanson Harbor, Wilbur, WA
Donald J. Kramer; Hanson Harbor, Wilbur, WA

10. Dissolution. The corporation may be dissolved upon the adoption by the Board of Directors of a resolution recommending dissolution, and approval of such a resolution by at least two-thirds of the members voting in person or by proxy at a meeting of the members. In the event the corporation is dissolved, its net assets shall be distributed to any governmental entity, or other entity, most capable of fulfilling the corporation's purposes.

11. Amendments. The Articles of Incorporation may be amended by the approval of two-thirds of the members of the corporation voting in person or by proxy at a meeting of the members.

12. Incorporators. The name and address of the incorporator of the corporation is:

Frank W. Hanson
Hanson Harbor
Wilbur, WA

IN WITNESS WHEREOF, the incorporator hereinabove named, has hereunto set his hand in duplicate this 25 day of September, 1978.

Frank W. Hanson
Frank W. Hanson

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

Frank W. Hanson, being first duly sworn, on oath deposes and says:

That he is the incorporator of Hanson Harbor Homeowners' Association, Inc. and that he is authorized to verify these Articles of Incorporation on behalf of said corporation;

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that he has read the within and foregoing Articles, knows the contents thereof, and believes the same to be true.

Frank W. Hanson
Frank W. Hanson

SUBSCRIBED AND SWORN to before me this _____ day of _____, 1978.

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