

601 361 478

AFTER RECORDING, RETURN TO:

Pioneer Properties, Inc.  
P.O. Box M  
Lynnwood, Washir.gton 98046

FILED  
STATE OF WASHINGTON

JAN 14 1992

RALPH MUNRO  
SECRETARY OF STATE

**ARTICLES OF INCORPORATION  
OF  
PIONEER RIDGE HOMEOWNERS ASSOCIATION**

The undersigned person, acting as the incorporator of a corporation under the provisions of the Washington Non-Profit Corporation Act adopts the following Articles of Incorporation for such Corporation:

**ARTICLE I**

1.1 The name of the Corporation shall be the PIONEER RIDGE HOMEOWNERS ASSOCIATION (hereinafter the "Association").

**ARTICLE II**

2.1 The period of duration of the Corporation shall be perpetual.

**ARTICLE III**

3.1 The purpose for which the Corporation is organized is to establish, maintain and operate a homeowners association for lot owners in Pioneer Ridge, a subdivision located in the County of King, State of Washington. This Association is intended to operate, not for profit, solely for the mutual advantages to be derived therefrom, to own and to manage the Common Areas of the plat of Pioneer Ridge, including all divisions thereof, including, but not limited to, roads and recreational facilities. This Corporation shall have all of the powers granted to non-profit corporations by the laws of the State of Washington, and shall have all other powers not expressly prohibited by law, but deemed reasonably necessary by the officers and directors of the Association to further the legitimate purposes of the Association.

**ARTICLE IV**

4.1 No part of the net earnings of the Corporation shall inure to the benefit of any member or any other individual. In the event of dissolution or final liquidation of the Association, all remaining assets, after payment of all outstanding indebtednesses, shall be distributed to the County of King, State of Washington, for Park Department purposes.

**ARTICLE V**

5.1 Membership shall be limited to persons who own or are purchasing on contract lot or lots as shown on the plat or plats of Pioneer Ridge, which plats have been or hereafter may be filed in the office of the Auditor of King County, Washington.

**ARTICLE VI**

6.1 Each member may be required by the Association to pay dues or assessments to the Association in order to provide funds for the carrying on of Association business, including monthly or annual charges for the upkeep of real property and/or improvements maintained by the Association and enforcement of the recorded covenants of the plat of Pioneer Ridge along with such other reasonable activities as the Board of Directors may, from time to time, determine. All such charges may constitute liens against any lot or lots in which the member has an interest in the plat of Pioneer Ridge including all divisions thereof.

**ARTICLE VII**

7.1 The address of the initial registered office of the Corporation shall be 4111 200th S.W., Lynnwood, Washington 98036. The name of the initial registered agent of the Corporation at such address shall be Pioneer Properties, Inc.

**ARTICLE VIII**

8.1 The number of directors constituting the initial Board of Directors of the Corporation shall be three (3). Thereafter, as set forth in the Bylaws of the Association, the number of directors shall not be less than three (3), nor more than seven (7). The names and addresses of the initial directors of the Corporation are as follows:

<u>Name</u>	<u>Address</u>
Nik J. Halladay	3632 102nd Place S.E. Everett, Washington 98204
Ralph V. Schapler	15212-20 Circle S.E. Mill Creek, Washington 98012
Kim K. Sharpe	712 220th St. S.W. Bothell, Washington 98021

**ARTICLE IX**

The name and address of the incorporator of the Incorporation is as follows:

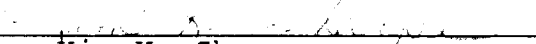
PIONEER PROPERTIES, INC.  
4111 200th S.W.  
Lynnwood, Washington 98036

DATED this 31 day of December, 1991.

PIONEER PROPERTIES, INC.

By   
Nik J. Halladay, President

ATTEST:

By   
Kim K. Sharpe  
Asst. Corp. Sec.

STATE OF WASHINGTON            )  
  ) ss.  
COUNTY OF SNOHOMISH        )

On this day personally appeared before me NIK J. HALLADAY and KIM K. SHARPE, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged it to me as the PRESIDENT and ASSISTANT CORPORATE SECRETARY of PIONEER PROPERTIES, INC., to be their free and voluntary act and deed for the uses and purposes therein mentioned.

Subscribed and sworn to me by NIK J. HALLADAY and KIM K. SHARPE on this 31<sup>st</sup> day of December, 1991.

Sylvia A. Henderson  
Notary Public in and for  
the State of Washington.  
My commission expires: April 15, 1993