



APP

DOMESTIC

231563
FILE NUMBER

STATE OF WASHINGTON | DEPARTMENT OF STATE

I, **A. LUDLOW KRAMER**, Secretary of State of the State of Washington and custodian of its seal,
hereby certify that

ARTICLES OF INCORPORATION

of SUDDEN VALLEY COMMUNITY CLUB
a domestic corporation of Bellingham, 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.....
Charles R. Olson.....
Olson and Olson.....
Bellingham National Bank Bldg.....
Bellingham, Wa 98225.....
NON-PROFIT.....

Filing and recording fee . . . \$ 20.00
License to June 30, 19..... \$
.....Excess pages @ 25¢ \$

Microfilmed, Roll No. 1274

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In witness whereof I have signed and have
affixed the seal of the State of Washington to
this certificate at Olympia, the State Capitol,
August 10, 1973

FILED

AUG 10 1973

A. LUDLOW KRAMER
SECRETARY OF STATE

ARTICLES OF INCORPORATION
OF
SUDDEN VALLEY COMMUNITY CLUB

We, the undersigned persons, acting as the incorporators of a corporation under the provisions of the Washington Non-Profit Corporation Act, (Revised Code of Washington, 24.03), adopt the following Articles of Incorporation for such corporation.

ARTICLE I

The name of the corporation shall be SUDDEN VALLEY COMMUNITY CLUB.

ARTICLE II

The period of duration of the corporation shall be perpetual.

ARTICLE III

The purposes for which this corporation is organized are as follows:

1) To acquire and hold title in trust to the common areas within the platted area of the Sudden Valley Development in Whatcom County, Washington, for the benefit of all lot owners and condominium owners, which original facilities and common areas shall be transferred to said corporation by Sudden Valley, Inc., the developer of the Sudden Valley properties.

2) To establish and collect assessments against each member of the corporation to provide for maintenance and operation of all the common areas and facilities transferred to it within the Sudden Valley Development for the mutual benefit of all

its members. Minimum monthly dues of Nine Dollars (\$9.00) shall be assessed and collected against each lot and condominium to provide the funds required to maintain and control all roads, parks, reserve areas, community beach areas and recreational areas, and to provide for architectural and building controls within the limitations of the Restrictive Covenants of the plats of the Sudden Valley Development, and to provide and pay all taxes and assessments, if and when levied by the State or any municipal corporation on said community facilities, and to provide and pay for a security guard and patrol at all times on said property.

3) To engage in social and community activities, including the development, construction, maintenance and operation of any other community facilities within the area of the Sudden Valley Development, subject to applicable provisions of these Articles and of the By-Laws of this corporation.

ARTICLE IV

The corporation shall have all powers provided for non-profit corporations under Section 24.03.035 of the Revised Code of Washington, except that said corporation shall have no power to sell real property or real property interests held in trust by it for the benefit of all lot and condominium owners.

ARTICLE V

The corporation shall have one class of members, which shall be all lot owners and condominium owners within the Sudden Valley Development. The owner of each lot or condominium shall have one membership for each lot or condominium owned and be entitled to one vote for each lot or condominium owned. Each

and every lot owner and condominium owner within the Sudden Valley Development shall be required to become and remain a member of this corporation and required to abide by its Articles, By-Laws and rules and regulations, provided, however, that unsold lots belonging to Sudden Valley, Inc., shall not be subject to assessment or dues for a period of two (2) years from date.

ARTICLE VI

The address of the initial registered office of the corporation shall be 409 Bellingham Nat'l Bank Bldg., Bellingham, WA.

The name of the initial registered agent of the corporation shall be Charles R. Olson.

ARTICLE VII

The number of Directors shall be not less than five (5) nor more than nine (9) and the initial Board of Directors of the corporation shall be five (5) Directors. The names and addresses of the persons who are to serve as the initial Directors of the corporation and their initial terms of office are as follows:

Position 1:	Jack Phillips 1295 East Long Drive Burnaby, B. C. Canada	One Year
Position 2:	Ray Williams #4, 7166 Ash Crest Vancouver, B. C. Canada	Two Years
Position 3:	Roy Sofield, D.D.S. Sudden Valley Bellingham, WA. 98225	Two Years
Position 4:	Mike Sofie Sudden Valley Bellingham, Wa. 98225	Three Years
Position 5:	Fred DeMeule 202 1441 St. George Ave., North Vancouver, B. C. Canada	Three Years

Sudden Valley, Inc., or its successors or assigns, shall have the right to select one Director, Position Number 4, so long as Sudden Valley, Inc., or its successor owns property within this development.

ARTICLE VIII

The names and addresses of the incorporators are the same as the Board of Directors, as set out above.

ARTICLE IX

In the event the corporation is dissolved, the net assets of the corporation shall be distributed in joint ownership to all lot owners and condominium owners in the Sudden Valley Development.

Dated this 2nd day of August, 1973.

Mike Saffir
Alfred Saffir
J. A. Phillips
A. J. Lennick
Ray C. Williams

STATE OF WASHINGTON)

SS.

COUNTY OF WHATCOM)

On this day personally appeared before me Jack Phillips, Ray Williams, Roy Sofield, Mike Sofie and Fred DeMeule, to me known to be the persons described in and who executed the foregoing Articles of Incorporation, and they acknowledged and declared to me that they executed the same freely and voluntarily for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 23 day of August, 1973.

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