



**SOS**

Office of the Secretary of State  
Corporations & Charities Division

James M. Dolliver Building  
801 Capitol Way South • PO Box 40234  
Olympia, WA 98504-0234  
Tel: 360.725.0377  
[www.sos.wa.gov/corps](http://www.sos.wa.gov/corps)

#### Congratulations:

You have completed the initial filing to create a new business entity.

**The next step in opening your new business is to complete a Business License Application.** You may have completed this step already. The Business License Application can be completed online or downloaded at: <http://www.bls.dor.wa.gov>.

If you have any questions about the Business License Application, or would like a Business License Application package mailed to you, please call Business License Services at 1-800-451-7985.

#### IMPORTANT

You have completed the initial filing to create a new entity. To keep your filing status active and avoid administrative dissolution, you must:

1. **File an Annual Report** and pay the annual license fee each year before the anniversary of the filing date for the entity. A notice to file your annual report will be sent to your registered agent. It is the corporation or LLC's responsibility to file the report even if no notice is received.
2. **Maintain a Registered Agent** and registered office in this state. You must notify the Corporations Division if there are any changes in your registered agent, agent's address, or registered office address. Failure to notify the Corporations Division of changes will result in misrouted mail, and possibly administrative dissolution.

If you have questions about report and registered agent requirements, please contact the Corporations Division at 360-725-0377 or visit our website at: <http://www.sos.wa.gov/corps>.

RICHARD RAWLINGS  
11624 SE 5TH ST #200  
BELLEVUE, WA 98005

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 OF INCORPORATION

to

### **BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM ASSOCIATION**

a/an WA Non-Profit Corporation. Charter documents are effective on the date indicated below.

Date: 9/29/2014

UBI Number: 603-439-076



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

Kim Wyman, Secretary of State

Date Issued: 9/29/2014

FILED  
SEP 29 2014  
WA SECRETARY OF STATE

ARTICLES OF INCORPORATION  
OF

**BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM ASSOCIATION**

The undersigned, acting as incorporator of a corporation under the Washington Nonprofit Corporation Act, adopts the following Articles of Incorporation:

**ARTICLE 1**

**Name.** The name of this Corporation shall be BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM ASSOCIATION.

**ARTICLE 2**

**Duration.** The duration of this Corporation shall be perpetual.

**ARTICLE 3**

**Purposes.** The purposes for which the Corporation is organized are to provide an entity pursuant to the Washington Condominium Act (RCW 64.34), hereinafter called the "Condominium Act," for the operation of BROWNSTONE AT ISSAQUAH HIGHLANDS, a Condominium, located in King County, Washington, and to engage in all such activities as are incidental or conducive to the attainment of the objectives of the Corporation and all activities which are permitted to be done by a nonprofit corporation under any Bylaws that now or hereafter are applicable or available to this Corporation. The powers of this Corporation shall be subject to and shall be exercised in accordance with the provisions of the Declaration for BROWNSTONE AT ISSAQUAH HIGHLANDS, a Condominium, filed with the Recorder of King County, Washington, under Recording No. 20140924001242, as it may from time to time be amended, hereinafter referred to as the "Declaration."

**ARTICLE 4**

**Dissolution.** On dissolution or final liquidation of the Corporation, the assets of the Corporation shall be distributed among the Members of the Corporation in accordance with the Declaration and the Condominium Act.

## ARTICLE 5

**Members.** The Corporation shall have one (1) class of Members, which shall consist of the Owners of the Units of BROWNSTONE AT ISSAQUAH HIGHLANDS, a Condominium.

## ARTICLE 6

**Registered Office and Agent.** The address of the initial registered office of the Corporation is 11624 SE 5th Street, Suite 200, Bellevue, WA, 98005, and the name of the initial registered agent at such address is RICHARD RAWLINGS.

## ARTICLE 7

**Directors.** The number of directors of this Corporation shall be fixed by the Bylaws and may be increased or decreased from time to time in the manner specified therein. The initial Board of Directors shall consist of three (3) directors. The names and addresses of the persons who shall serve as directors until the first meeting of the members and until their successors are elected and qualify, unless they resign or are removed, are:

<u>Name</u>	<u>Address</u>
JENNIFER MAHAFFEY	11624 SE 5th Street, Suite 200 Bellevue, WA, 98005
RICHARD RAWLINGS	11624 SE 5th Street, Suite 200 Bellevue, WA, 98005
KAREN ERICKSON	11624 SE 5th Street, Suite 200 Bellevue, WA, 98005

## ARTICLE 8

**Indemnification.** To the full extent permitted by the Washington Nonprofit Corporation Act, each member of the Board of Directors, each member of a Corporation committee, each officer of the Corporation, the Declarant who filed the Declaration, and the Manager of BROWNSTONE AT ISSAQUAH HIGHLANDS, a Condominium, shall be indemnified by the Corporation against all expenses and liabilities, including attorneys' fees reasonably incurred by or imposed in connection with any proceeding to which they may be a party, or in which they may become involved, by reason of holding or having held such position, or any settlement thereof, whether or not they hold such position at the time such expenses or liabilities are incurred, except to the extent such expenses or

liabilities are covered by insurance and except in such cases wherein such person is adjudged guilty of willful misfeasance in the performance of their duties; provided, that in the event of a settlement, the indemnification shall apply only when the Board of Directors approves such settlement and reimbursement as being for the best interest of the Corporation.

#### ARTICLE 9

**Incorporator.** The name and address of the incorporator is: MATTHEW B. STRAIGHT, of Oseran, Hahn, Spring, Straight & Watts, P.S., 10900 NE 4th Street, Suite 1430, Bellevue, WA 98004.

EXECUTED on the 26<sup>th</sup> day of September, 2014.

  
MATTHEW B. STRAIGHT

STATE OF WASHINGTON )  
 ) SS.  
COUNTY OF KING )

MATTHEW B. STRAIGHT, being first duly sworn, on oath says:

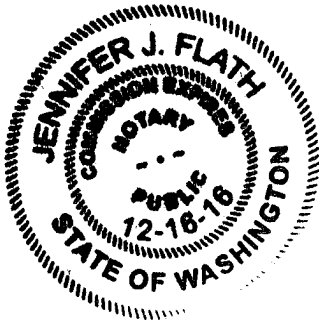
That he is the incorporator of BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM ASSOCIATION, that he has read the foregoing Articles of Incorporation, knows the contents thereof, and believes the same to be true.

Dated this 26<sup>th</sup> day of September, 2014.

  
MATTHEW B. STRAIGHT

SUBSCRIBED AND SWORN to before me this 26<sup>th</sup> day of September, 2014.

[SEAL OR STAMP]




Jennifer J. Flath  
[Print Name] Jennifer J. Flath  
NOTARY PUBLIC in and for the State  
of Washington, residing at Anchorage,  
My appointment expires 12-16-16

## CONSENT TO SERVE AS REGISTERED AGENT

I, RICHARD RAWLINGS, hereby consent to serve as the Registered Agent in the State of Washington for BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM ASSOCIATION. I understand that as Registered Agent for the Corporation, it will be my responsibility to receive service of process in the name of the Corporation, to forward all mail to the Corporation, and to immediately notify the office of the Secretary of State in the event of my resignation, or of any changes in the office address of the Corporation for which I am the agent.

Date: 4/15/14, 2014.

  
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RICHARD RAWLINGS

Address:  
11624 SE 5th Street, Suite 200  
Bellevue, WA, 98005