



APP

D-282912

FILE NUMBER



DOMESTIC

# STATE OF WASHINGTON | DEPARTMENT OF STATE

I, **BRUCE K. CHAPMAN**, Secretary of State of the State of Washington and custodian of its seal, hereby certify that

## ARTICLES OF INCORPORATION

of CEDAR RIDGE CONDOMINIUM ASSOCIATION  
a domestic corporation of Bellevue, 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 Gordon, Thomas, Honeywell,  
Malanca, Peterson & O'Hern, Attys. At Law  
P. O. Box 1157, 2200 One Wash. Plaza  
Tacoma, WA 98401  
Attn: William E. Holt  
NON-PROFIT

Filing and recording fee \$ .....

License to June 30, 19 .....

Excess pages @ 25¢ \$ .....

Microfilmed, Roll No. 1448

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 9, 1978

**BRUCE K. CHAPMAN**  
SECRETARY OF STATE

FILED

OCT 9 1978  
SECRETARY OF STATE  
STATE OF WASHINGTON

ARTICLES OF INCORPORATION  
OF  
CEDAR RIDGE CONDOMINIUM ASSOCIATION

ROBERT L. BE VAN, being a natural person over the age of eighteen, for the purpose of forming a non-profit corporation under Chapter 24.03 of the Revised Code of Washington, adopts the following Articles of Incorporation:

ARTICLE I.

The name of the corporation shall be CEDAR RIDGE CONDOMINIUM ASSOCIATION, hereinafter called the "Association".

ARTICLE II.

The period of duration of the Association shall be perpetual.

ARTICLE III.

Said corporation is organized exclusively as a homeowners association (more particularly a "condominium management association") within the meaning of Section 528 of the Internal Revenue Code of 1954 (or the corresponding provision of any future U.S. Internal Revenue law). More particularly, the corporation is organized as a condominium management association with respect to Cedar Ridge, A Condominium, a condominium formed by Declaration under the provisions of the Horizontal Property Regimes Act of the State of Washington covering that certain property in King County, Washington, as described on Exhibit "A".

In furtherance and not in limitation of the powers conferred by the laws of the State of Washington upon corporations organized for the foregoing purposes, the Association shall have the right to exercise all the powers and privileges and to perform all the duties and obligations of the Association as set forth in the Condominium Declaration hereinabove referred to.

ARTICLE IV.

Upon dissolution of the corporation, the Board of Directors shall, after paying or making provision for the payment of all of the liabilities of the corporation, dispose of all of the assets of the corporation exclusively for the purposes of the corporation in such manner, or to such organization or organizations organized and operated exclusively as homeowners associations under Section 528 of the Internal Revenue Code of 1954 (or the corresponding provision of any future U. S.

Internal Revenue Law), as the Board of Directors shall determine. Any such assets not so disposed of shall be disposed of by the Superior Court of the County in which the principal office of the corporation is then located, exclusively for such purposes or to such organization or organizations as said Court shall determine which are organized and operated exclusively for such purposes.

ARTICLE V.

The address of the initial registered office of the Association is: c/o L. B. Nelson Corporation Northwest, 14042 N.E. 8th Street, Bellevue, Washington, 98007, and the name of its initial registered agent at such address is Robert L. BeVan.

ARTICLE VI.

The affairs of the corporation shall be managed by the Board of Directors and the Board of Directors may, from time to time, by vote of a majority of its members, make, alter or repeal By-Laws of this corporation not inconsistent with the Declaration, Articles of Incorporation, or State or Federal laws as such now exist or may hereafter be amended; provided, however, that the right to change or repeal actions of the Board of Directors is reserved with the members of the Association.

ARTICLE VII.

The number of Directors constituting the initial Board of Directors of the Association is three (3), and the names and addresses of the persons who are to serve as Directors until the first annual meeting of the members or until their successors are elected and qualified are:

ROBERT L. BE VAN -----	14042 N. E. 8th Street Bellevue, Washington 98007
NELSON GLASER -----	14042 N. E. 8th Street Bellevue, Washington 98007
WILLIAM ANDERSON -----	One Lake Bellevue Building Bellevue, Washington 98009

The number, qualifications, terms of office, manner of election, time and place of meetings, and powers and duties of the Directors shall be prescribed in the By-Laws.

ARTICLE VIII.

The name and address of the sole incorporator is:  
ROBERT L. BE VAN, 14042 N. E. 8th Street, Bellevue, Washington,  
98007.

ARTICLE IX.

No part of the net earnings of the corporation shall inure (other than by acquiring, constructing or providing management, maintenance and care of Association property, and other than by a rebate of excess membership dues, fees, or assessments) to the benefit of any private shareholder or individual.

ARTICLE X.

Each owner of an apartment in the condominium shall automatically be a member of this Association and shall remain a member until such time as his ownership ceases for any reason, at which time his membership in the Association shall automatically cease. Membership shall be appurtenant to and may not be separated from ownership of the apartment.

ARTICLE XI.

Each member shall be entitled to cast one (1) vote at all meetings of the members for each full 1% of interest in the common areas applicable to his apartment and one-thousandth vote for each full thousandth interest above a full percent. The voting percentage attributable to each apartment in Phase 1 is set forth in Exhibit "B" to the Condominium Declaration of Cedar Ridge, A Condominium.

ARTICLE XII.

Amendment of these Articles shall require the consent of all of the members of the Association, except for the purpose of adding apartments in Phase 2 by Exhibit "C", which may be done by the incorporator alone if added to the condominium under the terms of the Declaration; provided, however, that the Board of Directors shall have the authority to appoint a new registered agent and the Directors shall be appointed as stated in the By-Laws.

IN WITNESS WHEREOF, for the purpose of forming this Association under the laws of the State of Washington, I,



LEGAL DESCRIPTION  
(Phase 1)

Commencing at the Southeast corner of the Southeast quarter of Section 3, Township 25 North, Range 5 East, W.M., in King County, Washington; thence North 1°01'27" East along the East line of said section, a distance of 81.50 feet to the Northerly margin of Kirkland-Redmond Road (SR 908); thence continuing Westerly along said Northerly margin South 87°15'10" West a distance of 182.42 feet; thence North 84°35'59" West a distance of 250.45 feet; thence South 86°03'56" West a distance of 209.89 feet; thence South 75°33'48" West a distance of 165.45 feet; thence South 72°47'00" West a distance of 120.63 feet to the true point of beginning; thence North 56°58'33" West a distance of 37.00 feet; thence North 1°01'27" East a distance of 141.50 feet; thence South 77°28'33" East a distance of 25.50 feet; thence North 17°46'27" East a distance of 89.00 feet; thence South 72°13'33" East a distance of 90.00 feet; thence North 28°16'27" East a distance of 348.00 feet; thence North 8°34'58" West a distance of 830.43 feet; thence North 87°28'33" West a distance of 495.46 feet; thence South 0°08'35" East a distance of 1305.03 feet; thence South 1°29'40" West a distance of 137.68 feet to the Northerly margin of Kirkland-Redmond Road (SR 908); thence Easterly along said Northerly margin South 76°10'29" East a distance of 42.57 feet; thence North 75°43'13" East a distance of 76.85 feet; thence North 72°47'00" East a distance of 240.07 feet to the true point of beginning.

EXHIBT "A"

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LEGAL DESCRIPTION  
(Phase 2)

PARCEL (A): That portion of the Northeast quarter of the Northeast quarter of Section 10, Township 25 North, Range 5 East, W.M., in King County, Washington, lying North of the Kirkland-Redmond Short Line Road also known as Secondary State Highway No. 2-D; also

PARCEL (B): The Southeast quarter of the Southeast quarter of Section 3, Township 25 North, Range 5 East, W.M., in King County, Washington;

EXCEPT the North half of the Northeast quarter thereof;

AND EXCEPT that portion thereof conveyed to King County by Deed recorded under Auditor's File No. 2091695;

AND EXCEPT that portion conveyed to King County under Auditor's File No. 6663204;

AND EXCEPT that portion of said premises described as follows: Commencing at the Southeast corner of the Southeast quarter of Section 3, Township 25 North, Range 5 East, W.M., in King County, Washington; thence North 1°01'27" East along the East line of said section, a distance of 81.50 feet to the Northerly margin of Kirkland-Redmond Road (SR 908); thence continuing Westerly along said Northerly margin South 87°15'10" West a distance of 182.42 feet; thence North 84°35'59" West a distance of 250.45 feet; thence South 86°03'56" West a distance of 209.89 feet; thence South 75°33'48" West a distance of 165.45 feet; thence South 72°47'00" West a distance of 120.63 feet to the true point of beginning; thence North 56°58'33" West a distance of 37.00 feet; thence North 1°01'27" East a distance of 141.50 feet; thence South 77°28'33" East a distance of 25.50 feet; thence North 17°46'27" East a distance of 89.00 feet; thence South 72°13'33" East a distance of 90.00 feet; thence North 28°16'27" East a distance of 348.00 feet; thence North 8°34'58" West a distance of 830.43 feet; thence North 87°28'33" West a distance of 495.46 feet; thence South 0°08'35" East a distance of 1305.03 feet; thence South 1°29'40" West a distance of 137.68 feet to the Northerly margin of Kirkland-Redmond Road (SR 908); thence Easterly along said Northerly margin South 76°10'29" East a distance of 42.57 feet; thence North 75°43'13" East a distance of 76.85 feet; thence North 72°47'00" East a distance of 240.07 feet to the true point of beginning.

EXHIBIT "A"

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