

D-279845  
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 KALA POINT CONDOMINIUM OWNERS ASSOCIATION

a domestic corporation of Seattle, 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  
Foster, Pepper & Riviera, Attorneys  
4400 Sea-1st Nat'l Bank Bldg.  
Seattle, WA 98154  
Attn: Richard E. Keefe  
**NON PROFIT**

Filing and recording fee \$ .....

License to June 30, 19... \$ .....

Excess pages @ .25¢ \$ .....

Microfilmed, Roll No. **1435**

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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,  
June 23, 1978

**BRUCE K. CHAPMAN**  
SECRETARY OF STATE

JUN 23 1978 ✓

ARTICLES OF INCORPORATION  
OF  
KALA POINT CONDOMINIUM OWNERS ASSOCIATION

Richard E. Keefe, a citizen of the United States of America, as incorporator of a corporation under the provisions of the Washington Non-Profit Corporation Act (R.C.W. 24.03), whose address is stated in Article IV, does adopt the following Articles of Incorporation for such corporation.

ARTICLE I

NAME: The name of the corporation shall be KALA POINT CONDOMINIUM OWNERS ASSOCIATION, hereinafter called the "Association."

ARTICLE II

DURATION: The corporation shall have perpetual existence.

ARTICLE III

NON-PROFIT ENTITY: The corporation is one which does not contemplate pecuniary gain or profit to the members thereof and is organized for non-profit purposes, and no part of any net earnings thereof shall inure to the benefit of any member or other individual.

ARTICLE IV

REGISTERED OFFICE AND AGENT: The initial registered office of this Association shall be 4400 Seattle First National Bank Building, Seattle, Washington 98154, and the initial registered

agent at that address shall be Richard E. Keefe.

ARTICLE V

PURPOSE: The purposes for which this Association is formed are to provide for maintenance, preservation and architectural control of the units, and common area of Kala Point Condominiums, Division I and to promote the health, safety and welfare of the residents at those condominiums and any additions thereto as may hereafter be brought within the jurisdiction of this Association by annexation, as provided in the below described Declaration and to:

(a) Exercise all of the owners and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Declaration Submitting Property to the Washington Horizontal Property Regimes Act, hereinafter called the "Declaration," applicable to the property and recorded in the office of the Jefferson County Auditor, Jefferson County, Washington, and as same may be amended from time to time as therein provided, said Declaration being incorporated herein as though set forth at length; and

(b) Have and to exercise any and all powers, rights, and privileges which a corporation organized under the Non-Profit Corporation Law of the State of Washington by law may now or hereafter have or exercise, and to do all those necessary and lawful things which in any way compliment the purposes set forth herein.

ARTICLE VI

MEMBERSHIP: Each person or entity which owns a unit in the Kala Point Condominiums, Division I, shall be a member of this Association. There shall be one membership per unit which shall be inseparably appurtenant to each unit. The total votes of all members shall be 100 votes and each member shall have the total number of votes equal to the percentage of undivided interest in the common areas and facilities assigned to all units owned by such member.

ARTICLE VII

BYLAWS: Provisions for the regulation of the internal affairs of this Association shall be set forth in its Bylaws.

ARTICLE VIII

DISSOLUTION: The Association may be dissolved with the assent given in writing and signed by not less than 66% of the total votes of the membership. Upon dissolution of the Association the assets both real and personal of the Association shall be dedicated to an appropriate public agency to be devoted to purposes as nearly as practicable the same as those to which they were required to be devoted by the Association. In the event that such dedication is not accepted, such assets shall be granted, conveyed and signed to any non-profit corporation, association, trust or other organization to be devoted to purposes and uses that would most nearly reflect purposes and uses to which they were required to be devoted by the Association.

ARTICLE IX

BOARD OF DIRECTORS: The number of directors constituting the initial Board of Directors is three, and the names and addresses of the persons who are to serve as the initial directors are:

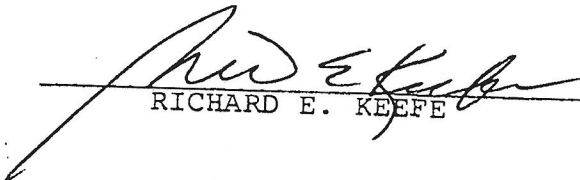
NAME

William H. Lindeman	P.O. Box 433, Port Townsend, WA 98368
Renate Croom	P.O. Box 433, Port Townsend, WA 98368
Richard E. Keefe	4400 Seattle-First National Bank Bldg. Seattle, WA 98154

ARTICLE X

AMENDMENTS: Any amendment to these articles shall require the assent of Seventy-five percent (75%) of the total votes of the membership.

IN WITNESS WHEREOF, for the purpose of forming this Corporation under the laws of the State of Washington, the undersigned, the incorporator of this Association, has executed these Articles of Incorporation this 22<sup>nd</sup> day of June, 1978.

  
RICHARD E. KEEFE

