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*STATE of WASHINGTON      SECRETARY of STATE*

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I, **Ralph Munro**, Secretary of State of the State of Washington and custodian of its seal, hereby issue this

*CERTIFICATE OF INCORPORATION*

to

SUNSET WEST MAINTENANCE ASSOCIATION

a Washington      Non Profit      corporation. Articles of Incorporation were  
filed for record in this office on the date indicated below.

Corporation Number: 601 032 047

Date: June 22, 1987



Given under my hand and the seal of the State  
of Washington, at Olympia, the State Capitol.

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Ralph Munro, Secretary of State

FILED

JUN 22 1987

SECRETARY OF STATE

ARTICLES OF INCORPORATION  
OF  
SUNSET WEST MAINTENANCE ASSOCIATION

The undersigned, being of lawful age, a citizen of the United States of America, and a resident of the State of Washington, pursuant to the provisions of the Washington Nonprofit Corporation Act (RCW 24.03), for the purposes herein specified, does hereby make and adopt the following Articles of Incorporation:

## ARTICLE I

## Name

The name of this corporation shall be SUNSET WEST MAINTENANCE ASSOCIATION.

## ARTICLE II

## Duration

The term of existence of this corporation shall be perpetual.

## ARTICLE III

## Purposes and Powers

The purpose for which this corporation is formed is to provide for the maintenance of common areas within VALLEY WEST ESTATES, a platted subdivision in Yakima County, Washington and to administer an ARCHITECTURAL CONTROL COMMITTEE for said subdivision, thereby protecting the value and desirability of real property within the subdivision. This corporation does not contemplate pecuniary gain or profit to the members thereof.

This corporation through its Board of Directors and officers shall have the power, in the furtherance of the purposes above mentioned to:

A. Fix, levy, collect, and enforce payment by any lawful means, all charges and assessments levied by the corporation in furtherance of its purposes as above set forth and to pay all expenses in connection therewith and additionally, all office and other expenses incident to the conduct of the business of the corporation including, but not limited to, all licenses, taxes or governmental charges levied or imposed against the corporation;

B. Acquire by gift, purchase or otherwise, own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the corporation;

C. Borrow money and mortgage, pledge or hypothecate by any other means any or all of the corporation property as security for money borrowed or debts incurred;

D. Have and exercise any and all powers, rights and privileges which a corporation organized under the Washington Nonprofit Corporation Act by law may now or hereafter have or exercise; and

E. Any and all other powers necessary or convenient to carry out the purposes of this corporation.

#### ARTICLE IV

##### Membership

Every person or entity who is a record owner of a fee interest in any lot within VALLEY WEST ESTATES, a platted subdivision, recorded in Volume Z of Plats, Page 49, records of Yakima County, Washington, shall be a member of this corporation, except for any such lots which are the subject matter of a conditional contract of sale in which case the purchasers or vendees under such contract shall be a member of this corporation. Each such lot shall carry an appurte-

nant membership and if any one person or entity owns (or is contract purchaser of) more than one such lot, such person or entity shall have a separate membership for each such lot. In the event that more than one (1) person or entity owns an interest in a single lot, multiple ownership shall be counted as only one (1) vote with regard to any of the affairs of the corporation. The definition of membership as above stated is expressly intended to exclude persons or entities who hold a fee interest in the subject lots merely as security for the performance of obligations such as, for example, contract vendors, mortgagees, and beneficiaries under deeds of trust. Membership in the corporation shall be appurtenant to and may not be separated or severed from ownership of any lot which is subject to assessment by the corporation.

#### ARTICLE V

##### Directors

The affairs of the corporation shall be managed by an initial Board of five (5) directors who need not, but may be members of the corporation. The number of directors may be changed by amendment of the By-laws of the corporation. The names and addresses of the persons who are to act as initial directors of the corporation are as follows:

James Kegley	1600 S. 73rd Ave. Yakima, WA 98908
Leonard Hall	1507 S. 74th Ave. Yakima, WA 98908
John Teske	1512 S. 74th Ave. Yakima, WA 98908
Jim Reddick	1506 S. 74th Ave. Yakima, WA 98908
Doug Pray	1601 S. 73rd Ave. Yakima, WA 98908

ARTICLE VI  
Dissolution

The corporation shall not be dissolved unless (1) the County of Yakima or some other municipal corporation which may in the future include the real property above described within its boundaries shall elect to accept the responsibilities of maintaining the subject common areas, and (2) another entity is created to administer the ARCHITECTURAL CONTROL COMMITTEE in which event the necessity for this corporation to perform the services for which it is created shall no longer exist and the corporation may be dissolved with the consent of a majority of its members. Upon dissolution, other than incident to a merger or consolidation, the net assets of the corporation shall be dedicated to an appropriate public agency or to some other charitable, nonprofit tax exempt corporation under the then existing United States Internal Revenue Code.

ARTICLE VII  
Amendments

Amendment to these Articles of Incorporation shall require the consent of seventy-five percent (75%) of the members of the corporation.

ARTICLE VIII

Registered Office and Registered Agent

The address of the initial registered office of this corporation shall be 1600 S. 73rd Avenue, Yakima, Washington 98908 and the name of its initial registered agent at such address is James Kegley.

## Incorporator

DATED this 19 day of June, 1987.

James Kegley  
JAMES KEGLEY

JAMES KEGLEY being first duly sworn, on oath deposes and says: That he is the person named as incorporator in the foregoing Articles of Incorporation; that he has read the same, knows the contents thereof and believes the same to be true.

*James Kegley*  
JAMES KEGLEY

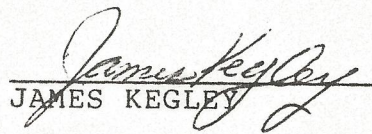
SIGNED AND SWORN to before me this 19<sup>th</sup> day of June,  
1987 by JAMES KEGLEY.

Dona Abercrombie  
NOTARY PUBLIC  
My Commission Expires: 12/21/87  
Residing at: Yakima

CONSENT TO SERVE AS REGISTERED AGENT

I, JAMES KEGLEY, hereby consent to serve as Registered Agent, in the State of Washington, for the following corporation, SUNSET WEST MAINTENANCE ASSOCIATION. I understand that as 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 registered office address of the corporation for which I am agent.

6-19-87  
(Date)

  
JAMES KEGLEY  
1600 S. 73rd Avenue  
Yakima, WA 98908