

FILED
JULY 24, 2017
SECRETARY OF STATE
STATE OF WASHINGTON

07/24/17 3511005-
002
\$70.00 R
tid: 3551417

AMENDMENT TO
ARTICLES OF INCORPORATION
OF
WEST TERRACE HOMEOWNERS ASSOCIATION

The undersigned, Secretary of West Terrace Homeowners Association, under the provisions of the Washington Nonprofit Corporation Act, RCW 24.03.170, hereby signs, verifies and submits the following Amendment to the Articles of Incorporation for filing:

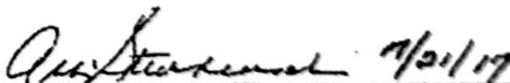
1. The following amendment to the Articles of Incorporation was adopted by the Board of Directors at a meeting held June 21, 2017. A quorum of directors was present at the meeting. The amendment received a majority vote of the directors at the board meeting.

ARTICLE I
NAME

The name of the corporation shall be changed to The View at Fairways Homeowners Association (hereinafter referred to as the "Corporation").

2. The Amendment to these Articles shall become effective upon filing with the Secretary of State.

IN WITNESS WHEREOF, the undersigned has signed these Articles of Incorporation this 21 day of July, 2017.


ART STURDEVANT, President
(509) 624-2679

ARTICLES OF INCORPORATION
OF
WEST TERRACE HOMEOWNERS
ASSOCIATION

FILED
APR 08 1986

SECRETARY OF STATE
STATE OF WASHINGTON

In compliance with the requirements of RCW 24.03.005 et seq, the undersigned, all of whom are residents of Washington and all of whom are of full age, have this day voluntarily associated themselves together for the purpose of forming a corporation not for profit and do hereby certify:

ARTICLE I

The name of the corporation is West Terrace Homeowners Association, hereafter called the "Association".

ARTICLE II

The principal office of the Association is located at 714 Washington Mutual Building, West 601 Main, Spokane, Washington 99201, which is also the address of its initial registered office.

ARTICLE III

Peter A. Witherspoon, whose address is 714 Washington Mutual Building, West 601 Main, Spokane, Washington 99201, is hereby appointed the initial registered agent of this Association.

ARTICLE IV

PURPOSE AND POWERS OF THE ASSOCIATION

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for maintenance, preservation and architectural control of the residential Lots and Common Area within that certain tract of property described as:

WEST TERRACE

and such property as may become a part of this Association by virtue of merger, consolidation or annexation, and to promote the health, safety and welfare of the residents within the above-described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association. For these purposes the Association shall have authority to:

(a) Enforce all of the restrictions, covenants and conditions, exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Declaration of Covenants, Conditions and Restrictions, hereinafter called the "Declaration", applicable to the property and recorded or to be recorded in the Office of Auditor of Spokane County and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length;

(b) Maintain, preserve and improve West Terrace and keep and maintain West Terrace and every part thereof in a clean and sanitary condition including the removal of weeds and rubbish from vacant property and streets.

(c) Fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses and taxes or governmental charges levied or imposed against the property of the Association;

(d) 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 Association;

(e) Borrow money, and, with the assent of two-thirds (2/3) of the members, mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security of money borrowed or debts incurred;

(f) Dedicate, sell or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument has been signed by two-thirds (2/3) of the members, agreeing to such dedication, sale or transfer;

(g) Participate in mergers and consolidations with other non-profit corporations organized for the same purposes provided that any such merger or consolidation shall have the assent of two-thirds (2/3) of the members;

(h) 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.

ARTICLE V MEMBERSHIP

Every person or entity who is a record owner of a fee or undivided fee interest in any Lot which is subject by covenant of record to assessment by the Association shall be members of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment by the Association.

ARTICLE VI
VOTING RIGHTS

The Association shall have two classes of voting membership:

Class A: Class A members shall be all owners, with the exception of the Declarant in the Declaration, and shall be entitled to one (1) vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any Lot.

Class B: The Class B member shall be the Declarant in the Declaration and shall be entitled to three (3) votes for each Lot owned. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs earlier:

(a) When the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership;
or

(b) On the fifth anniversary of the recordation of the Declaration.

ARTICLE VII
BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of three (3) Directors, who need not be members of the Association. The number of Directors may be increased to no more than seven (7) by amendment of the By-Laws of the Association. The names and addresses of the persons who are to act in the capacity of Directors until the selection of their successors are:

NAME	ADDRESS
Peter A. Witherspoon	714 Washington Mutual Building West 601 Main Spokane, WA 99201
Charles R. Klar	West 1803 Maxwell Spokane, WA 99201
Richard S. Adams	West 1803 Maxwell Spokane, WA 99201

At the first annual meeting the members shall elect one Director for a term of one year, one Director for a term of two years, and one Director for a term of three years; and at each annual meeting thereafter the members shall elect one Director for a term of three years.

ARTICLE VIII

DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of each class of members. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust or other organization to be devoted to such similar purposes.

ARTICLE IX

DURATION

The corporation shall exist perpetually.

ARTICLE X

AMENDMENT

Amendment of these Articles shall require the assent of 75 percent (75%) of the entire membership.

ARTICLE XI
INCORPORATOR

Peter A. Witherspoon, whose address is 714 Washington Mutual Building, West 601 Main Avenue, Spokane, Washington 99201, is the incorporator of this corporation.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Washington, I, the undersigned, constituting the incorporator of this Association, have executed these Articles of Incorporation this 1st day of April, 1986.


Peter A. Witherspoon

CONSENT TO APPOINTMENT AS REGISTERED AGENT

I, Peter A. Witherspoon, hereby consent to serve as Registered Agent, in the State of Washington, for the following non-profit corporation, WEST TERRACE HOMEOWNERS 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.

DATED this 12th day of April, 1986.


Peter A. Witherspoon