

249154
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 CRUMBACHER ESTATES OWNERS ASSOCIATION

a domestic corporation of Tonasket, Washington,

was filed for record in this office on this date, and I further certify that such Articles remain on file in this office.



In witness whereof I have signed and have affixed the seal of the State of Washington to this certificate at Olympia, the State Capitol,

August 11, 1975

Bruce K. Chapman

BRUCE K. CHAPMAN
SECRETARY OF STATE

FILED

AUG 11 1975

SECRETARY OF STATE
STATE OF WASHINGTON

ARTICLES OF INCORPORATION
of
CRUMBACHER ESTATES OWNERS ASSOCIATION

We, the undersigned persons, acting as the incorporators of an association under the provisions of the Washington Non-Profit Corporation Act (Revised Code of Washington 24.06), adopt the following Articles of Incorporation for such association:

ARTICLE I

The name of the association shall be "Crumbacher Estates Owners Association."

ARTICLE II

The period of duration of the association shall be perpetual.

ARTICLE III

The purpose of this association is to form a non-profit owners association for the mutual benefit of the present and future owners of property lying within Crumbacher Estates, a recorded plat, according to the files and records of the Auditor of Okanogan County, Washington. Further, the association shall develop and distribute domestic water and irrigation water; and will maintain the private road system within said plat, as well as enforce restrictive covenants accompanying and pertaining to said plat as filed with the Okanogan County Auditor; pay all real estate taxes levied against the association; and assess property owners proportionately to defray cost of operation, all according to By-Laws to be hereinafter approved.

Specifically, with regard to domestic and irrigation water, the purposes of this association are to acquire, construct, purchase, rent, own, maintain, and operate a domestic water service now existing and to be constructed or used in the future, and to provide domestic and irrigation water service as required by the members of the association; to sink wells and shafts, and to make, build and construct, lay down and maintain, reservoirs, cisterns, culverts, filter-beds, mains and other pipes and appliances, and to execute and do all other works and things necessary or convenient for obtaining, storing, selling, delivering, measuring, and distributing water; and for such purposes to buy, sell and transfer real and personal property, to borrow money, and do all things necessary, convenient and proper in the conduct of the business of said association.

ARTICLE IV

No water of this association shall be used on any other land than that hereinafter described, to-wit:

Crumbacher Estates, a recorded plat, according to the files and records of the Auditor of Okanogan County, Washington, recorded May 15, 1975, in Book H of Plats, Section 2, page 28, under Auditors File No. 614576.

unless so allowed by the by-laws of this association, but such water shall be available to any owner of any lot in said subdivision upon such owner's compliance with the by-laws of this association with regard to the qualifications for membership herein, as well as in other particulars. Further, this association shall not use such water, or the association's property, as a public utility company, but solely for use and benefit of its members.

ARTICLE V

There shall be no capital stock in this association, but membership therein shall be evidenced by a membership certificate, according to the by-laws.

ARTICLE VI

The address of the initial registered office of the association shall be c/o John Oakes, Pine Creek Star Route, Tonasket, Washington 98855, and the name of the initial registered agent of the association at such address shall be John Oakes.

ARTICLE VII

The number of directors constituting the initial Board of Directors of this association shall be three (3) directors, and the names and addresses of the persons who are to serve as the initial directors of the association are as follows:

<u>Name</u>	<u>Address</u>
John Oakes	Pine Creek Star Route Tonasket, Washington 98855
Adaline Oakes	Pine Creek Star Route Tonasket, Washington 98855
Gerald Oakes	Oreville, Washington 98844

Any change in the number of directors of the association shall be made by amendment to the by-laws.

ARTICLE VIII

The names and address of the incorporators of the association are as follows:

<u>Name</u>	<u>Address</u>
John Oakes	Pine Creek Star Route Tonasket, Washington 98855
Adaline Oakes	Pine Creek Star Route Tonasket, Washington 98855

ARTICLE IX

In the event of the dissolution of the association, or final liquidation, the net assets of the association shall be distributed to the then owners of real property within the aforesaid Crumbacher Estates, a recorded plat, it being required that such owners be members of this association.

Dated at Tonasket, Washington on this 6th day of AUGUST, 1975.

John Oakes
Adaline Oakes

STATE OF WASHINGTON)
 : ss
County of Okanogan)

JOHN OAKES and ADALINE OAKES, being first duly sworn on oath depose and say:

That they are the incorporators named in the foregoing Articles of Incorporation, that they have read the same, and that the same is true to the best of their knowledge.

John Oakes
Adaline Oakes

Subscribed and sworn to before me this 6th day of AUGUST, 1975.

John T. Moran
Notary Public in and for the State
of Washington, residing at OROVILLE