

# STATE of WASHINGTON



## SECRETARY of STATE

I, **RALPH MUNRO**, Secretary of State of the State of Washington and custodian of its seal, hereby issue this

### CERTIFICATE OF INCORPORATION

to

HOLLY HILLS ESTATES HOMEOWNERS'  
ASSOCIATION

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

UBI Number. 601 773 219

Date: February 28, 1997



Given under my hand and the Seal of the State  
of Washington at Olympia, the State Capital

*RALPH MUNRO*

Ralph Munro, Secretary of State

2-552187-3

9807090331

RETURN ADDRESS:

RANDALL E. FERGUSON  
FERGUSON & SCHOENFELD, PLLC  
805 BROADWAY, SUITE 735  
VANCOUVER, WA 98660

FILED FOR RECORD  
CLARK CO WASH  
*Randall Ferguson*  
98 JUL -9 PM 2:00

AUDITOR  
ELIZABETH A. LUCE

Please Print or Type Information.

<p>Document Title(s) or transactions contained therein:</p> <ol style="list-style-type: none"><li>Articles of Incorporation</li><li></li><li></li><li></li></ol>
<p>GRANTOR(S) (Last name, first, then first name and initials)</p> <ol style="list-style-type: none"><li>Randall E. Ferguson, Incorporator</li><li></li><li></li><li></li></ol> <p><input type="checkbox"/> Additional Names on page _____ of document.</p>
<p>GRANTEE(S) (Last name, first, then first name and initials)</p> <ol style="list-style-type: none"><li>Holly Hills Estates Homeowners' Association</li><li></li><li></li><li></li></ol> <p><input type="checkbox"/> Additional Names on page _____ of document.</p>
<p>LEGAL DESCRIPTION (Abbreviated: I.E., Lot, Block, Plat or Section, Township, Range, Quarter/Quarter)</p> <p><input type="checkbox"/> Additional Names on page _____ of document.</p>
<p>REFERENCE NUMBER(S) Of Documents assigned or released:</p> <p><input type="checkbox"/> Additional Names on page _____ of document.</p>
<p>ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER</p> <p><input type="checkbox"/> Property Tax Parcel ID is not yet assigned. <input type="checkbox"/> Additional Names on page _____ of document.</p>
<p>The Auditor/Recorder will rely on the information provided on the form. The Staff will not read the document to verify the accuracy or completeness of the indexing information.</p>

601 773 219

FILED  
STATE OF WASHINGTON  
FEB 28 1997  
RALPH MUNRO  
SECRETARY OF STATE

ARTICLES OF INCORPORATION  
OF  
HOLLY HILLS ESTATES  
HOMEOWNERS' ASSOCIATION

Pursuant to RCW 24.03.025 of the Washington Corporation Act, the undersigned undersigned, does hereby submit these Articles of Incorporation:

ARTICLE I

NAME

The name of this Corporation shall be the Holly Hills Estates Homeowners' Association.

ARTICLE II

DURATION

The term of existence this Corporation shall be perpetual.

ARTICLE III

PURPOSES

The purposes for which the Corporation is organized are to provide an entity to protect and enforce the rights and obligations of the owners of real property located within the Holly Hills Estates, records of Clark County, Washington, and to engage in all such activities as are incidental or conducive to the attainment of the objectives of the Corporation and all activities which are permitted to be done by a Non-Profit Corporation under any laws that may now or hereafter be applicable or available to this Corporation. The powers of this Corporation shall be subject to and shall be exercised in accordance with the provisions of the Declaration of Conditions, Covenants, Restrictions, Easements and Reservations for Holly Hills Estates filed with the Clark County office of records and elections as it may from time to time be amended (hereinafter "Declaration").

ARTICLE IV

REGISTERD OFFICE AND AGENT

The address of the initial registered office of this Corporation is The Ferguson Law Firm, PLLC, 703 Broadway, Suite 520 Vancouver, Washington, 98660, and the name of its initial registered agent at such address is Randall E. Ferguson.

CONSENT TO APPOINTMENT AS REGISTERED AGENT

I, Randall E. Ferguson, hereby consent to serve as Registered Agent in the state of Washington for the above named corporation. I understand that as agent for the corporation, it will be my responsibility to accept Service of Process on behalf of the corporation; to forward license renewals and other 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.

  
\_\_\_\_\_  
Randall E. Ferguson, Registered Agent

2/25/97  
\_\_\_\_\_  
Date

ARTICLE V

DIRECTORS

The number of Directors of this Corporation shall be fixed by the By-Laws and may be increased or decreased from time to time in the manner specified therein. The initial Board of Directors shall consist of a single Director. The name and address of the person who shall serve as director until the first annual meeting of the Members and until his successors are elected and qualify, unless he resigns or is removed, is:

Lester Morasch  
2311 NW Walden Drive  
Camas, WA 98607

ARTICLE VI

INDEMNIFICATION

The corporation shall indemnify its directors against liability, damage, or expense resulting from the fact that such person is or was director, to the maximum extent and under all

circumstances permitted by law; except that the corporation shall not indemnify a director against liability, damage, or expense resulting from director's gross negligence.

ARTICLE VII

VOLUNTARY DISSOLUTION

In the event of voluntary dissolution of the corporation, other than incident to a merger or consolidation, the assets of the corporation shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this corporation 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 III

INCORPORATOR

The name and address of the Incorporator is:

Randall E. Ferguson, Attorney at Law  
The Ferguson Law Firm , PLLC  
703 Broadway Suite 520  
Vancouver, Washington 98660

This document is hereby executed under penalties of perjury, and is, to the best of my knowledge true and correct.

  
\_\_\_\_\_  
Randall E. Ferguson, Incorporator

2/25/97  
\_\_\_\_\_  
Date