

UNITED STATES OF AMERICA

The State of Washington

Secretary of State

I, **SAM REED**, Secretary of State of the State of Washington and custodian of its seal,
hereby issue this

CERTIFICATE OF INCORPORATION

to

**FOX RUN, A SINGLE FAMILY CONDOMINIUM OWNERS
ASSOCIATION**

a/an WA Non-Profit Corporation. Charter documents are effective on the date indicated
below.

Date: 10/21/2010

UBI Number: 603-057-645

APPID: 1854254



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

A handwritten signature in cursive script that reads "Sam Reed".

Sam Reed, Secretary of State

**ARTICLES OF INCORPORATION
OF
FOX RUN, A SINGLE FAMILY CONDOMINIUM OWNERS ASSOCIATION**

The undersigned, for the purpose of forming a corporation under the nonprofit laws of the State of Washington, RCW 24.03, and as required by the Washington Condominium Act, RCW 64.34 ("Act"), hereby adopts the following Articles of Incorporation.

**Article 1
NAME**

The name of the corporation is Fox Run, a Single Family Condominium Owners Association, hereinafter called the "Association."

**Article 2
REGISTERED OFFICE AND AGENT**

The name of the initial Registered Agent of the Association is David B. Johnson. The street address of the Registered Office, which is also the address of the Registered Agent, is 1801 Grove Street, Unit B; Marysville, Washington 98270.

**Article 3
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 management of the Condominium created by the recording of that certain Declaration of Covenants, Conditions and Restrictions ("Declaration") recorded with the County in which the property is located, and to promote the health, safety and welfare of the owners of Units within said Condominium and any additions thereto as may be brought within the jurisdiction of this Association, and for this purpose to exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in the Act as amended from time to time, and the Declaration, 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; and 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 4
MEMBERSHIP AND VOTING**

Provisions for the qualification and voting rights of members of the Association are as set forth in the Declaration and the Bylaws of the Association, as the same may be amended from time to time.

**Article 5
BOARD OF DIRECTORS**

The affairs of the Association shall initially be governed by a Board composed of at least one (1) but not more than three (3) members as determined by Declarant. Commencing with the first Association meeting at which the Unit Owners are to elect the entire Board (other than a meeting held when Declarant still owned all of the units), and unless the Bylaws are amended at that meeting, the Board shall be composed of three (3) Members (not including a Board member designated by Declarant), a majority of whom must be Owners of Units in the Condominium. The address and name(s) of the person(s) who shall initially serve in the capacity of directors until the selection of their successors is: David B. Johnson; 1801 Grove Street, Unit B; Marysville, Washington 98270.

**Article 6
LIABILITY**

Provisions limiting the liability of Board members and other persons participating in the management of the Association, and providing for indemnification of such persons by the Association, are as set forth in the Declaration, as the same may be amended from time to time, and shall apply to any initial Board elected by Declarant as well as to any Board elected by Unit Owners other than Declarant.

**Article 7
DISSOLUTION**

The Association may be dissolved by removal of the Property from the provisions of the Act, by the procedures outlined in RCW 64.34.268, as amended, and in the Declaration, as amended. In the event of such dissolution, then, unless members of the Association having at least 80% of the total votes in the Association elect to sell the assets of the Association as prescribed in the Act, the assets of the Association shall be owned by all members of the Association as tenants in common according to their percentages of undivided interest in common areas and facilities, as set forth in the Declaration, as amended.

**Article 8
DURATION**

The corporation shall exist perpetually.

**Article 9
INCORPORATOR**

The name and address of the incorporator is David B. Johnson; 1801 Grove Street, Unit B; Marysville, Washington 98270.

The undersigned incorporator has signed these Articles of Incorporation as duplicate signed originals dated as of October 12, 2010, under penalty of perjury.


David B. Johnson, Incorporator

**CONSENT TO APPOINTMENT AS REGISTERED AGENT
OF FOX RUN, A SINGLE FAMILY CONDOMINIUM OWNERS ASSOCIATION**

David B. Johnson hereby consents to serve as Registered Agent, in the State of Washington, for the above-named Association. The undersigned understands that as agent for the Association, it will be his or her responsibility to receive Service of Process in the name of the Association; to forward all mail to the Association; and to immediately notify the Office of the Secretary of State in the event of resignation by the undersigned, or of any change in the Registered Office address of the Association.

DATED as of October 12, 2010


David B. Johnson

Address of Registered Agent: 1801 Grove Street, Unit B; Marysville, Washington 98270