

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 that the attached is a true and correct copy of

ARTICLES OF INCORPORATION

of

BAKerview TOWNHOMES CONDOMINIUM OWNERS ASSOCIATION

as filed in this office on December 5, 2005.

Date: July 13, 2010



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

FILED
 SECRETARY OF STATE
 SAM REED
 DECEMBER 05, 2005
 STATE OF WASHINGTON

~~12/05/2005 743746~~
~~\$30.00 Check #61828~~
~~Tracking ID: 1015172~~
 Doc No: 743746-001

ARTICLES OF INCORPORATION

OF
 BAKERVIEW TOWNHOMES CONDOMINIUM OWNERS ASSOCIATION

The undersigned person acting as the incorporator of the corporation under the provisions of the Washington Non-profit Miscellaneous and Mutual Corporation Act (revised code of Washington 24.06), adopts the following Articles of Incorporation for such corporation:

ARTICLE I

The name of this corporation shall be BAKERVIEW TOWNHOMES CONDOMINIUM OWNERS ASSOCIATION.

ARTICLE II

The period of duration of the corporation shall be perpetual

ARTICLE III

The purpose for which the corporation is organized is as follows: To establish an association of unit owners to manage the affairs of BAKERVIEW TOWNHOMES, a condominium, comprised of up to 24 units located on the property hereinafter described on Exhibit A, Bellingham, Whatcom County, Washington, pursuant to the Declaration and Covenants, Conditions, Restrictions and Reservations (hereinafter the Declaration) with respect to said condominium dated June 30, 2005, which Declaration has been recorded in the office of the Whatcom County Auditor under Auditor Number 2050606225.

ARTICLE IV

The corporation shall have one class of members. Each owner of a unit in BAKERVIEW TOWNHOMES shall be a member of the corporation by virtue of his ownership of a unit in BAKERVIEW TOWNHOMES.

The total voting power of all owners shall be twenty-four (24) votes and the total number of votes available to the owners of any one unit shall be equal and the same in accordance with the Declaration of the Condominium. There shall be no corporate stock.

ARTICLE V

The address of the initial registered office of the corporation shall be 506 W. Grover Street, Suite 101, P. O. Box 409, Lynden, WA 98264. The name of the initial registered agent of the corporation at such address shall be James A. Wynstra.

ARTICLE VI

The number of directors constituting the initial Board of Directors of the corporation shall be one (1) director. The name and address of the person who is to serve as the initial director of the corporation is as follows:

JAMES A. WYNSTRA 506 W. Grover Street, Suite 101
P. O. Box 409
Lynden, WA 98264

It is understood that the corporation will typically have three (3) directors. Methodology for appointment of additional directors shall be established in the Bylaws of the Association.

ARTICLE VII

AMENDMENT: these articles may be amended upon recommendation of a majority of the Board of Directors and approval of 75% of members entitled to vote at any general or special meeting of the association membership where there is present a quorum as required by the Bylaws of the association.

ARTICLE VIII

LIMITATION OF LIABILITY: No member or director shall be personally liable to the association or its members for monetary or other damages for actions taken as a director except as limited by R.C.W. 24.06.025 (13)(a).

ARTICLE IX

DISSOLUTION OR FINAL LIQUIDATION: In the event of the liquidation or final dissolution of the corporation each member shall receive a percentage of all assets equal to their percentage of interest set forth in the last filed amended Declaration for BAKERVIEW TOWNHOMES.

ARTICLE X

The name and address of the incorporator of the corporation is as follows:

JAMES A. WYNSTRA 506 W. Grover Street, Suite 101
P. O. Box 409
Lynden, WA 98264

EXHIBIT A

LEGAL DESCRIPTION


Parcel 2 of BAKERVIEW TOWNHOMES LOT LINE ADJUSTMENT as recorded May 11, 2004, under Whatcom County Auditor's File No. 2040501901.

Situate in Whatcom County, Washington.

CONSENT TO SERVE AS REGISTERED AGENT

I, JAMES A. WYNSTRA, hereby consent to serve as Registered Agent in the State of Washington for the following corporation: BAKERVIEW TOWNHOMES CONDOMINIUM OWNERS 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 30th day of November, 2005.


JAMES A. WYNSTRA
506 Grover St., Suite 101
P.O. Box 409
Lynden, WA 98264