

**REVISED AND RESTATED  
ARTICLES OF INCORPORATION  
OF  
HAT ISLAND COMMUNITY ASSOCIATION**

We, the undersigned, citizens of the United States of America, desiring to form a nonprofit corporation and Homeowners Association under the laws of the State of Washington and the Revised Code of Washington, ss24.04.010, et. seq., and 64.38 et seq. for the purposes hereinafter stated, do hereby make these Articles of Incorporation and agree as follows:

**ARTICLE I**

The name of the corporation is Hat Island Community Association

**ARTICLE II**

This Association is organized and shall be operated primarily to maintain the island's infrastructure including, but not limited to providing and maintaining roads, recreational facilities, transportation, and water, in a fiscally responsible manner, preserving the island's safety, security and environmental character, enhancing owner's quality of life, and preserving and protecting the real and intangible values of the island owners' personal and community properties. No part of the net earning of the Association shall inure to the benefit of any member or any individual.

**ARTICLE III**

This Association shall have all of the powers granted to non-profit corporations and Homeowners Associations by the laws of the State of Washington necessary to properly carry out the purposes of the Association except that this corporation shall not be controlled or be under control with any other organization.

**ARTICLE IV**

Membership shall be limited to persons or legal entities who own or are purchasing on contract a lot or lots or any other parcels of property on Hat Island, known as Gedney (Hat) Island recorded in the office of the Auditor of Snohomish County, Washington.

**ARTICLE V**

All members will be responsible for dues or assessments for the construction or reconstruction, or capital additions to or capital improvements of any of the facilities to be administered by the Association, or monthly or annual charges for the upkeep thereof.

**ARTICLE VI**

The Association shall have no capital stock and no shares shall be issued.

**ARTICLE VII**

Membership shall be inseparably appurtenant to lots and shall be a mandatory part of lot ownership and may be terminated only upon transfer of the member's lot.

If a person or entity such as a partnership, association or corporation owns more than one (1) lot, or owns a controlling interest in multiple entities collectively owning more than one (1) lot, the memberships for each of said lots shall be automatically merged into a single membership for purposes of determining voting rights. There shall be one (1) membership per owner and one (1) vote per membership, regardless of the number of lots owned by any person or entity. The interest of each member shall be equal to that of any other member, and no member can acquire any interest which shall entitle it to any greater voice, vote or authority in the Association than any other member.

**ARTICLE VIII**

The principal place of business of the Association shall be such place as the Board of Trustees shall name.

**ARTICLE IX**

The duration of the Association shall be perpetual. In the event of dissolution of the Association each lot owner who is then a member in good standing shall receive the prorata proportion on a per lot basis of the assets after all of the debts have been paid.

**ARTICLE X**

The number of Trustees shall be not less than five (5) or more than seven (7) and the names and addresses of the current trustees who shall manage the affairs of the Association are: Virginia Harmon, George Alecci, Becki Snellenberg, Susan Dahl, Bill Townsend, Scott Wilson, and Loren Pawloski.

The current registered agent of the Association shall be Charles E. Motson III at 3616 Colby Ave. PMB 335, Everett WA 98201.

**ARTICLE XI**

No Trustee shall be liable to the Association, or to any of its members, for monetary damages arising from his or her conduct as a Trustee; provided, that this immunity shall not apply to acts or omissions of a Trustee that involve intentional misconduct or a knowing violation of law, or to any transaction from which the Trustee will personally receive a benefit in money, property or services to which the Trustee is not legally entitled.

**ARTICLE XII**

The Association reserves the right to amend, alter, change or repeal any provision contained in these Articles of Incorporation in the manner now or hereafter prescribed by statute and all rights conferred upon the members of the Association herein are granted subject to this reservation.

**IN WITNESS WHEREOF**, we have executed and acknowledged these Articles of Incorporation this \_\_\_\_ day of \_\_\_\_\_ 2007

Virginia Harmon,	3616 Colby Ave., PMB 325	Everett, WA 98201	_____
George Alecci	20639 NE 169 <sup>th</sup> Pl NE	Woodinville WA 98077	_____
Rebecca Snellenberg	8845 SE 37th	Mercer Island WA 98040	_____
Susan Dahl,	14190 Deerfield Dr SE	Monroe WA 98272	_____
William Townsend	PO Box 215	Issaquah WA 98027	_____
Scott Wilson	2210 242nd St SW	Bothell WA 98021	_____
Loren Pawloski	5646 229th Ave SE	Issaquah WA 98027	_____

**STATE OF WASHINGTON**

**COUNTY OF SNOHOMISH**

On this day personally appeared before me Virginia Harmon, George Alecci, Rebecca Snellenberg, Susan Dahl, William Townsend, Scott Wilson, and Loren Pawloski to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the use and purposes therein mentioned.

GIVEN under my hand and official seal this \_\_\_\_ day of \_\_\_\_\_ 2007.

\_\_\_\_\_  
NOTARY PUBLIC in and for the State of Washington residing at Hat Island