

**ARTICLES OF INCORPORATION OF
FAIRWAY VIEW CONDOMINIUM ASSOCIATION**

KNOW ALL MEN BY THESE PRESENTS, that I, the undersigned acting as incorporator of the corporation hereinafter named, under the provisions of the Washington Non-Profit Miscellaneous and Mutual Corporations Act (R.C.W. Chapter 24.06) adopt the following Articles of Incorporation for said corporation:

ARTICLE 1. NAME OF CORPORATION

The name of the corporation is Fairway View Condominium Association (hereinafter referred to as the "Association").

ARTICLE 2. DURATION

The period of the corporation's duration is perpetual.

ARTICLE 3. PURPOSES

A. The purpose for which the corporation is organized is to engage in any lawful act or activity for which a corporation may be organized under the Washington Non-Profit Miscellaneous and Mutual Corporations Act (R.C.W. Chapter 24.06). The Association shall have and exercise any and all powers, rights and privileges which a corporation organized under said law may now or hereafter have or exercise, provided that the Association shall not, except to an insubstantial degree, engage in any activities or exercise any powers that are not in furtherance of the following purposes of the Association:

1. To bring about civic betterments and social improvements by providing for the preservation, management, maintenance and care of the architecture, appearance and condition of a residential condominium project (hereinafter referred to as the "Condominium") known as Fairway View Condominium created under the terms of the SUBSEQUENT PHASE CERTIFICATE AND AMENDMENT TO DECLARATION COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS FAIRWAY VIEW CONDOMINIUMS 1-18 A WASHINGTON CONDOMINIUM, (hereinafter referred to as the "Declaration") recorded in the records of Clark County, Washington on May 11, 1989, under Recording No. 8905110002, as thereafter amended of record, and the Survey Map and Plans recorded in Volume H Condominiums, at page 445, under Recording No. 8905110001, in the records of said County, as thereafter amended of record.

2. To promote the common good, health, safety and general welfare of all of the residents within the Condominium.

3. To exercise all of the powers and privileges and to perform all of the duties and obligations of the Association arising under the Horizontal Property Regimes Act of Washington, Laws of 1963, Chapter 156 (RCW Chapter 64.32), as amended, (hereinafter referred to as the "Act") and the Declaration, as they now exist or may hereafter be amended from time to time.

B. The Association shall have the power to the same extent as natural persons, to acquire, construct, maintain, develop, improve, rent, use, mortgage, and dispose of real property and interests, estates and rights therein; to act as agent or representative in any capacity; and to perform services for others; to enter into, make, and perform contracts of every kind; to borrow monies and, from time to time

without limit as to amount, to issue, accept, endorse, and execute promissory notes, drafts, bills of exchange, warrants, bonds, debentures, and other negotiable or non-negotiable instruments and evidence of indebtedness, and to secure the payment of any thereof and of interest thereon by mortgage upon or pledge, conveyance, or assignment in trust of the whole or any part of the property of the corporation, whether at the time owned or thereafter acquired; and to do all such things as are necessary and incidental to the attainment of the above-stated objects and purposes.

C. All funds and the titles of all properties acquired by the Association and the proceeds thereof shall be held for the benefit of the members of the Association in accordance with their undivided interests in the common area and facilities of the Condominium.

D. The powers of the Association shall be subject to and shall be exercised in accordance with the provisions of the Act and the Declaration and the Bylaws, and the corporation shall not have any powers to perform or carry out any acts which are contrary to or in violation of the provisions of the Declaration or the Act, as they now exist or may hereafter be amended in accordance with their terms.

ARTICLE 4. MEMBERS

A. The members of the Association shall consist of all of the owners of Units of the Condominium.

B. Transfer of membership in the Association shall be established by recording in the public records of Clark County, Washington, of a deed or other instrument establishing record title to a Unit in the Condominium and the delivery to the Association of a copy of such instrument. The owner designated by such instrument shall thereby become a member of the Association and the membership of the prior owner shall be thereby terminated.

C. The share of a member in the funds and assets of the Association cannot be assigned, hypothecated, or transferred in any manner except as an appurtenance to the Unit owned by said member.

D. The total voting power of all members shall be One Hundred (100) votes and the total number of votes available to the owners of any one Unit shall be equal to the percentage of undivided interest in the common areas and facilities appertaining to such Unit as set forth in the Declaration. A person who owns more than one Unit shall have the votes appertaining to each Unit owned. The manner and method of exercising voting rights shall be determined by the Bylaws of the Association and the Declaration.

ARTICLE 5. DIRECTORS

A. The affairs of the Association will be managed by a Board of Directors, the number and terms for which shall be set in the Bylaws of the Association. The initial Board of Directors shall consist of five (5) directors, as set forth hereinafter, who have been elected from among the owners.

B. Directors of the Association shall be elected at the annual meeting of the members in the manner determined by the Declaration or the Bylaws. Directors may be removed and vacancies on the Board of Directors shall be filled in the manner provided by the Declaration or the Bylaws.

C. The number of directors constituting the initial Board of Directors is five (5). The names and mailing addresses of the directors are as follows:

<u>Name</u>	<u>Address</u>	<u>City, State and Zip Code</u>
Noreen Collins	2306 SE Bay Point Drive #97	Vancouver, WA 98683
Dorothy Potts	2518 SE Bay Point Drive #27	Vancouver, WA 98683
Ellen Delmastro	2306 SE Bay Point Drive #100	Vancouver, WA 98683
Irene Cunningham	2618 SE Bay Point Drive #10	Vancouver, WA 98683
John Reynolds	2606 SE Bay Point Drive #22	Vancouver, WA 98683

ARTICLE 6. INCORPORATOR

The name of the incorporator is James L. Strichartz, and his mailing address is 200 West Mercer Street, Suite 511, Seattle, WA 98119.

ARTICLE 7. REGISTERED OFFICE AND AGENT

The location and post office address of the registered office of this corporation in the State of Washington shall be 200 West Mercer Street, Suite 511, Seattle, Washington 98119. The registered agent of this corporation at that address shall be James L. Strichartz. The Board of Directors by majority vote of those present and voting may from time to time change the registered office or registered agent.

ARTICLE 8. DISSOLUTION OR LIQUIDATION

Upon dissolution or final liquidation of the Association, any assets remaining after settlement of all debts, obligations and liabilities of the corporation shall be distributed to the members pursuant to the Declaration and the Act in accordance with the undivided percentage interests in the common areas and facilities of the Condominium appertaining to the Units owned by each member.

ARTICLE 9. AMENDMENT OF ARTICLES OF INCORPORATION

The Association reserves the right to amend, alter, change, or repeal any provisions contained in its Articles of Incorporation in any manner now or hereafter prescribed or permitted by statute. All rights of members of the corporation are granted subject to this reservation.

ARTICLE 10. LIMITATION OF LIABILITY AND INDEMNIFICATION

A. No person who serves as a director of the Association shall be held personally liable to the Association or to any member thereof for monetary damages for any conduct as a director; provided, however, that this provision shall not limit the liability of a director for acts or omissions that involve intentional misconduct by a director, or a knowing violation of law or the Declaration by a director, or from any transaction from which the director will personally receive a benefit in money, property, or services to which the director is not legally entitled; and further provided, that this limitation shall not apply where and to the extent that the consequences of such act, omission, error, or negligence are covered by insurance obtained by the Board.

B. To the full extent permitted by law, each member of the board of directors, each officer, each member of an Association committee, the managing agent and any other agents or attorneys of the Association shall be indemnified by the Association against all expenses and liabilities, including attorney's fees, reasonably incurred by or imposed in connection with any proceeding to which he or she

may be a party, or in which he or she may become involved, by reason of holding or having held such a position, or any settlement thereof, whether or not he or she holds such position at the time such expenses or liabilities are incurred, except to the extent such expenses and liabilities are covered by insurance and except in such cases wherein such person is adjudged guilty of willful misfeasance in the performance of his or her duties; provided, that in the event of a settlement, the indemnification shall apply only when the board of directors approves such settlement as being in the best interests of the Association.

IN WITNESS WHEREOF, the undersigned, for the purpose of forming a corporation pursuant to the Washington Non-Profit Miscellaneous and Mutual Corporations Act, does make these Articles this 5th day of January, 2001.

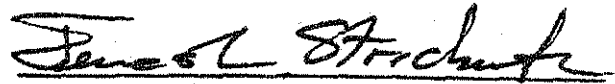

JAMES L. STRICHARTZ

CONSENT TO SERVE AS REGISTERED AGENT

I, James L. Strichartz, hereby consent to serve as Registered Agent, in the State of Washington for FAIRWAY VIEW CONDOMINIUM 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 5th day of January, 2001.


James L. Strichartz
Suite 511
200 West Mercer Street
Seattle, Washington 98119-3958