

# *State of Washington*

## **Secretary of State**

CORPORATIONS DIVISION  
James M. Do Illiver Building  
801 Capitol Way South  
PO Box 40234  
Olympia WA 98504-0234  
360.725.0377

### **Nonprofit Corporate Renewal**

**Business Name** GRAND FIRS HOMEOWNERS ASSOCIATION

**UBI** 602626418

**Transaction Submitted Date** 6/4/2010

**Tracking ID** 1909087

**Validation ID** 1742254-001

**Document Type** Annual Report

**Corporation Type** Non-Profit Corporation

**Date of Incorporation** 6/20/2006

**Nature of Business** Homeowner Association

**Fee** \$10.00

**Place of Business Address** 8503 229th St Ct E

Graham  
WA  
98338

**Contact Address**

### **Registered Agent Information**

**Name** GRAND FIRS HOMEOWNERS ASSOCIATION

**Phone** ()-

**Address** 8503 229th St Ct E

Graham  
WA  
98338  
mj7660@aol.com

**Mailing Address**

## Governing Person Information

**Name** President Mark Jones

**Address** 8503 229th St Ct E

Graham  
WA  
98338

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**Name** Treasurer Tyler Sang

**Address** 425 Pike St

Seattle  
WA  
98101

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**Name** Secretary Mandy Kreuger Johnson

**Address** 8216 229th St Ct E

Graham  
WA  
98338

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**Name** Vice President Rob Ihrig

**Address** 22916 78th Ave Ct E

Graham  
WA  
98338

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## **Purpose**

Homeowner Association

## **Signed By**

**Name** President Mark Jones

**Address** 8503 229th St Ct E

Graham  
WA  
98338

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**Submitter Name** Tyler Sang

**Submitter Email** tyler.sang@washingtonfederal.com

## **Cost**

\$10.00

FILED  
SECRETARY OF STATE  
SAM REED

June 20, 2006

STATE OF WASHINGTON

602 626 418

**ARTICLES OF INCORPORATION  
OF  
GRAND FIRS HOMEOWNERS ASSOCIATION**

Michael R. Mastro, for the purpose of forming a nonprofit corporation under Chapter 24.03 of the Revised Code of Washington, adopts the following Articles of Incorporation:

**ARTICLE I**

**Name**

The name of the corporation is the GRAND FIRS HOMEOWNERS ASSOCIATION, hereinafter referred to as the "Association."

**ARTICLE II**

**Duration**

The period of duration of the Association is perpetual.

**ARTICLE III**

**Purposes**

The Association is organized exclusively as a homeowners association within the meaning of Section 528 of the Internal Revenue Code of 1986 (or the corresponding provision of any future U.S. Internal Revenue law). This Association does not contemplate pecuniary gain or profit to its members.

The specific purposes for which this Association is formed are to provide for the maintenance, preservation, and architectural control of the buildings, grounds, and Common Areas within a residential development (the "Property") located in Pierce County, Washington that is commonly referred to as the plat of Grand Firs.

The Property is subject to a certain Declaration of Covenants, Conditions and Restrictions recorded on January 10, 2006 under Pierce County Auditor's File No. 200601101098 (the "Declaration"), which authorizes the formation of the Association. The Association will promote the health, safety, and welfare of the residents within the Property, all in accordance with the provisions of the Declaration.

#### **ARTICLE IV**

##### **Powers**

Without limiting the foregoing, the Association has the authority to exercise any powers conferred by the Declaration, or Bylaws, as currently enacted or hereafter amended or superseded; exercise all other powers that may be exercised in this state by the same type of corporation as the Association; and exercise any other powers necessary and proper for the governance and operation of the Association.

#### **ARTICLE V**

##### **Dissolution**

The Association may be dissolved with the assent given in writing and signed by eighty percent (80%) of the votes in the Association that are allocated. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association will be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is not accepted, or in the event that there is not an appropriate public agency, such assets will be granted, conveyed, and assigned to any nonprofit corporation, association, trust or other organization or allocated in an undivided interest to each Owner of a Lot within the property to be devoted to such similar purposes.

#### **ARTICLE VI**

##### **Registered Office and Agent**

The address of the initial registered office of the Association is 510 Rainier Avenue South, Seattle, WA 98144. The name of the registered agent at that address is Michael Mastro.

#### **ARTICLE VII**

##### **Management**

A Board of Directors will manage the affairs of the Association. The right to make, alter, or repeal the Bylaws of the Association is vested in the Board of Directors as set forth in the Bylaws.

#### **ARTICLE VIII**

##### **Directors**

The number of Directors constituting the initial Board of Directors of the Association is three (3), and the names and addresses of the persons who are to serve as Directors until the earlier of: (i) the first annual meeting of the members; or (ii) until their successors are elected and qualified are as follows:

Michael Mastro  
510 Rainier Avenue S.  
Seattle, WA 98144

Linda Mastro  
510 Rainier Avenue S.  
Seattle, WA 98144

James Selden  
John L. Scott Real Estate  
11515 Canyon Road E.  
Puyallup, WA 98373

The number, qualifications, terms of office, manner of election, time and place of meetings, and powers and duties of the Directors are prescribed in the Bylaws.

#### **ARTICLE IX**

##### **Limitation of Director Liability**

A Director of the Association is not personally liable to the Association or its members for monetary damages for conduct as a Director, except for liability of the Director: (i) for acts or omissions which involve intentional misconduct by the Director or a knowing violation of law by the Director; or, (ii) for any transaction from which the Director will personally receive a benefit in money, property, or services to which the Director is not legally entitled. If the Washington Nonprofit Corporation Act is amended to authorize corporate actions further eliminating or limiting the personal liability of Directors, then the liability of a Director of the Association is eliminated or limited to the fullest extent permitted by the Washington Nonprofit Corporation Act, as amended. Any repeal or modification of the foregoing paragraph by the Members of the Association will not adversely affect any right or protection of a Director of the Association existing at the time of such repeal or modification.

#### **ARTICLE X**

##### **Indemnification of Directors and Officers**

The Association indemnifies its Directors and Officers against all liability, damage, and expenses arising from or in connection with service as Directors and Officers with this Association to the maximum extent and under all circumstances permitted by law.

**ARTICLE XI**  
**Incorporator**

The name and address of the incorporator is Michael R. Mastro at 510 Rainier Avenue South, Seattle, WA 98144.

**ARTICLE XII**  
**Earnings**

No part of the net earnings of the Association inures to the benefit of any Member or other individual other than by acquiring, constructing, or providing management, maintenance, and care of Association property, and other than by a rebate of excess membership dues, fees, or assessments.

**ARTICLE XIII**  
**Members**

Every Owner of a Lot is a member of this Association. Membership is appurtenant to and may not be separated from ownership of any Lot that is subject to assessment. Natural persons, partnerships, corporations, trusts, or other lawful business entities may own or have an ownership interest in a Lot.

**ARTICLE XIV**  
**Amendment**

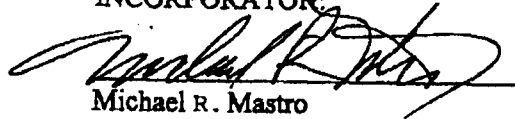
These Articles may be amended by the assent of sixty-seven percent (67%) of the entire membership; provided, however, that the Board of Directors has the authority to appoint a new registered agent, and the Directors shall be appointed or elected as stated in the Bylaws.

**ARTICLE XV**  
**Terms**

The terms used in these Articles of Incorporation have the same meaning as in the Declaration.

IN WITNESS WHEREOF, for the purpose of forming this Association under the laws of the State of Washington, the undersigned, constituting the incorporator of this Association, has executed these Articles of Incorporation this 20 day of May 2006.

INCORPORATOR

  
Michael R. Mastro



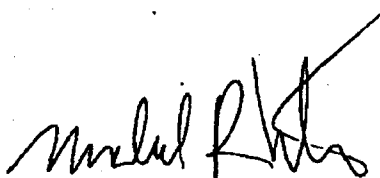
CONSENT TO APPOINTMENT AS REGISTERED AGENT

FOR

GRAND FIRS HOMEOWNERS ASSOCIATION

I, Michael R. Mastro, do hereby consent to serve as Registered Agent in the State of Washington, for Grand Firs Homeowners Association, a Washington nonprofit corporation. 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 26 day of May, 2006.



MICHAEL R. MASTRO

Registered Office Address:

510 Rainier Avenue South  
Seattle, WA 98144