

**FIRST AMENDED AND RESTATED  
ARTICLES  
OF INCORPORATION OF THE  
LOCHLEVEN COMMUNITY ASSOCIATION**

**ARTICLE I  
NAME AND STATEMENT OF INCORPORATION**

- 1.1 The name of the corporation is “Lochleven Community Association” (the "Association").
- 1.2 The Association is incorporated under the Washington Non-Profit Act, RCW 24.03A.
- 1.3 In the event the Act is amended after the adoption of these First Amended and Restated Articles, these First Amended and Restated Bylaws shall be deemed amended to the extent they do not comply with the Act.

**ARTICLE II  
DURATION**

The period of duration of the Association shall be perpetual.

**ARTICLE III  
PURPOSE**

The purposes of the Association are as follows:

- 3.1 To foster and promote a sense of community, enhance the livability and safety of the residents, and help to protect and enhance the residential character of the neighborhood defined by the Lochleven Community Association Boundaries.
- 3.2 To help protect and enhance the quality and amenities of the area including its streets, sidewalks, parks, and recreation areas.
- 3.3 To help ensure that public and private activities that affect the area are consistent with the short-term and long-term needs, desires, goals, and objectives of residents within the Lochleven Community Association Boundaries.
- 3.4 To have a voice and representation with local, county, state and federal and/or other governmental bodies establishing and maintaining lines of communication with governmental agencies.
- 3.5 To meet, organize, form committees, collaborate, and liaise with other like-

minded associations and organizations as reasonably required to promote the interests of the Association.

3.6 To promote emergency readiness, safety, and the general well-being of the community.

3.7 To facilitate communication among residents and members.

3.8 To facilitate discussions of zoning, land use, transportation, streets, parking, spill-over traffic from the downtown core.

3.9 To help protect and enhance the sustainability of the character and walkability of the neighborhood and other factors to promote the interests of the community.

3.10 To determine whether and when the Association will take public positions as provided by the Bylaws of the Association.

**ARTICLE IV  
LOCHLEVEN COMMUNITY ASSOCIATION BOUNDARIES**

The geographical boundaries of the Association (“Lochleven Community Association Boundaries”) are as described below and as depicted in the map that follows. The boundary has been defined to capture the de facto Lochleven neighborhood as it presently exists. In the event of any difference in interpretation between the verbal description below and the map that follows, the verbal description shall prevail.

North Boundary	Starting at the intersection of NE 8th Street and 100th Avenue NE; the south side of NE 8 <sup>th</sup> Street to the Bellevue/Medina city limits proximate to the intersection of NE 1st Street, NE 10th Street and Lake Washington Blvd.
South Boundary	Lake Washington from the east boundary of the Association to the west boundary.
East Boundary	The west side of 100 <sup>th</sup> Avenue from NE 8 <sup>th</sup> Street south to Bellevue Place, then along the west property line of the Meydenbauer Yacht Club to the south boundary of the Association.
West Boundary	The east side of the Bellevue/Medina city limits between the north and south boundaries of the Association.



## ARTICLE V MEMBERSHIP CATEGORIES

5.1 The Association shall have two categories of Membership.

5.2 Persons meeting the following criteria are eligible to join the Association as members.

### 5.2.1 **Lochleven Members:**

- persons who own and reside in residential properties within the Lochleven Community Association Boundaries for at least 3 months each Membership year;
- persons who reside or have resided under a lease of at least 6 months for a residence within the Lochleven Community Association Boundaries and currently reside within the Lochleven Community Association Boundaries under the terms of the lease;
- persons who were Members of the Association in good standing as of the adoption date of these First Amended and Restated Articles, and other residents of these households; and

**5.2.2 Lochleven Associate Members:**

- persons who reside within the Lochleven Community Association Boundaries;
- persons who qualify to join as Lochleven Members who elect to join as Lochleven Associate Members;
- former Lochleven Members and Lochleven Associate Members who no longer reside within the Lochleven Community Association Boundaries; and
- nonresident owners of residential or commercial properties located within the Lochleven Community Association Boundaries.

5.3 A person becomes a Lochleven Member or a Lochleven Associate Member by completing an Application to join, paying the applicable dues, and being accepted to membership by the Board.

5.4 A person who is qualified to join as a Lochleven Member and who joins instead as a Lochleven Associate Member may pay Lochleven Associate Member dues.

5.5 In the event of circumstances that are not fully defined in these Articles or are ambiguous, criteria for membership will be construed in favor of allowing the potential member to join the Association, and in such circumstances the Board shall determine the type of membership that best meets the criteria.

5.6 The rights afforded Lochleven Members and Lochleven Associate Members are set forth in the Bylaws of the Association.

**ARTICLE VI  
PLACE OF BUSINESS AND REGISTERED AGENT**

6.1 The Principal Office Street Address shall be that of the Registered Agent.

6.2 The Registered Agent at the time of adoption of these Articles is Scott Lampe whose street address is 9909 NE 1<sup>st</sup> Street, Unit 408, Bellevue, WA, 98004-5697.

6.3 Notwithstanding anything stated to the contrary in these Articles, the Board of Directors may select and designate the principal office address, registered agent, and the address of the registered agent by filing the necessary paperwork with the Corporation Division of the Office of the Washington State Secretary of State, which shall supersede the names and addresses above for all formal service or notification purposes.

**ARTICLE VII  
MANAGEMENT**

7.1 The management of the Association shall be vested in a Board of Directors, which has the discretion to prioritize the issues to be addressed and the manner in which it may do so.

7.2 The number of Directors, and the method of selecting Directors shall be fixed by the Bylaws of the Association provided that the Directors be no fewer than three.

7.3 The rights and responsibilities of Directors are set forth in the Bylaws of the Association.

### **ARTICLE VIII DISSOLUTION**

8.1 In the event the Association is dissolved, its funds and assets are to be distributed to the Bellevue Boys and Girls Club.

8.2 If the Bellevue Boys and Girls Club no longer exists as a nonprofit or declines to accept any Association assets, those assets shall be distributed to the Eastside Heritage Society. If the Eastside Heritage Society no longer exists as a nonprofit or declines to accept any Association assets, those assets shall be distributed to the City of Bellevue Parks Department with a request that consideration be given to application to parks within or adjacent to the Lochleven Community Association Boundaries.

8.3 In the event that all of the aforementioned organizations decline to accept the Association assets, an eligible recipient organization within the City of Bellevue shall be determined by the Association's Directors.

### **ARTICLE VIII AMENDMENT TO ARTICLES**

Except as stated in Article VI above, these Articles of Incorporation may be amended, after due notice as provided in RCW 24.03A.665, upon receiving a vote of at least two-thirds of the votes of the Members present at a meeting at which a quorum is present as defined in the Bylaws.

These First Amended and Restated Articles supersede and replace in their entirety all previous articles of the Association.

Approved by the Members pursuant to the original Bylaws of the Association on the 4<sup>th</sup> day of April, 2023.



Yuan Zheng, Secretary

Date signed: this 4<sup>th</sup> day of April 2023.