ARTICLES OF INCORPORATION OF THE

LOCHLEVEN COMMUNITY ASSOCIATION

We the undersigned persons, acting as the Incorporators of a corporation under the provisions of the Washington Non-Profit Corporation Act (RCW24.03), adopt the following articles of incorporation.

ARTICLE I- NAME

The name of the corporation shall be the Lochleven Community Association (Association).

ARTICLE II - DURATION

The period of duration of the corporation shall be perpetual.

ARTICLE III - PURPOSE

The purposes for which the corporation is organized is as follows:

- 1. To promote a sense of community, enhancing the livability and safety of the residents, helping to protect and enhance the existing residential character of Lochleven defined in the bylaws.
- 2. To help protect and enhance the natural and beauty, quality and amenities of the area including its streets, sidewalks, parks and recreation areas.
- 3. To stimulate and ensure that adequate planning occur in order to carry out these purposes and that decisions regarding zoning, land use, transportation, streets, parking and spill over traffic from the down town core and other factors to help protect and enhance the sustainability of the character and walkability of the neighborhood.
- 4. Work to help ensure that all public and private activities which affect the area are consistent with the short- and long-term needs, desires, goals and objectives of the residents and property-owners within the Association.
- 5. To have a voice and representation with local, county, state and federal and/or other governmental bodies establishing and maintaining a line of communication with governmental agencies.
- 6. To meet organize, form committees, collaborate and liaison with other likeminded associations and organizations as necessary to promote the interests of the Association.
- 7. To promote emergency readiness, safety and the general well-being of the community.

ARTICLE IV - MEMBERSHIP

The Association shall have two (2) classes of members, 1) member who shall be resident owners or renters living within the above-described Lochleven and 2) owners of rental and commercial properties as defined and limited to by the Association bylaws, located within Lochleven, all with a single vote.

ARTICLE V - PLACE OF BUSINESS

The initial location of the registered place of business of the Association is 726 99th Ave NE, Bellevue, WA 98004. The name of the initial registered agent is Craig Spiezle

ARTICLE VI - DIRECTORS

The management of the Association shall be vested in a Board of Directors. 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 less than three (3). The names and addresses of the persons who are to serve as the initial directors of the corporation are as follows:

Joyce Doland 9539 NE 1st St, Bellevue, WA

Michael Hatmaker 722 99th Avenue NE, Bellevue, WA

Parish Rajwat 9883 NE 8th Street, Bellevue, WA

Steven McConnell 9749 NE 5th Street, Bellevue, WA

Craig Spiezle 726 99th Ave NE, Bellevue, WA

Mark Walters 523 97th Ave NE, Bellevue, WA

ARTICLE VII - DISSOLUTION

In the event the corporation is dissolved, its net assets are to be distributed to a succeeding Association. If no such Association exists, funds shall be distributed to a like-minded non-profit organization operating within the City of Bellevue, WA.

ARTICLE VIII

These Articles of Incorporation may be amended, after due notice as provided in RCW 24.03.165, upon receiving a vote of at least two-thirds of the votes which members present at such meeting or represented by proxy are entitled to cast.

EXECUTED ON THIS ____ 3rd ___ DAY OF October 2021.

Signature (13)

Name <u>Craig D. Spiezle</u>