

HARSTINE ISLAND ESTATES ASSOCIATION

ARTICLES OF INCORPORATION

ARTICLE SIX

The corporation shall have one class of members. The Board of Trustees shall establish the assessments for the members from time to time. The Board of Trustees shall have the power to determine the method of payment for any assessment (annual, monthly, one-time, etc.).

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ARTICLE SIX

The corporation shall have ~~three~~ one classes of members, ~~designated as follows:~~ The Board of Trustees shall establish the assessments for the members from time to time. The Board of Trustees shall have the power to determine the method of payment for any assessment (annual, monthly, one-time, etc.).

- ~~1. General members shall consist of those members who pay an initial initiation fee of \$10.00 and thereafter beginning on May 1, 1973 pay the yearly assessment as may be fixed by the Board of Trustees.~~
 - ~~2. Water system division members shall consist of those general members who have, at their own election, paid to Camlove, Inc., the initial installation costs of their water system hook up and thereafter pay an additional monthly assessment as to be determined by the Board of Trustees. The commencement of monthly assessment to be upon the completion of the water system and to continue until such time as the accumulation of said funds reaches the sum of \$3,000.00 at which time such monthly assessments shall terminate until such time it is determined by the Board of Trustees to reinstitute said assessment. The funds accumulated hereunder shall be utilized by the Board of Trustees for the expenditures necessary for the maintenance and operation of said water system.~~
 - ~~3. Pool division members shall consist of those general members who have paid at their own election, an additional initiation fee of \$75.00 and who pay an additional monthly assessment beginning May 1, 1973 in an amount to be determined by the Board of Trustees, said assessments to accumulate in a fund not to exceed \$3,000. Upon said fund reaching \$3,000.00 the monthly assessments shall terminate until such time as the Board of Trustees determines to again begin said assessments. Pool division members shall be governed by and subject to the pool rules and regulations determined necessary and as adopted by the Board of Trustees.~~
- ~~Any member of one or more of the above classes of membership shall be deemed a charter member provided he qualifies for said membership or memberships prior to the first meeting of the members called by the Board of Trustees. Initiation fees for charter members of the pool division shall be \$50.00.~~

**BY-LAWS OF
HARSTINE ISLAND ESTATES ASSOCIATION**

ARTICLE II

MEMBERSHIP

Section 1: The membership of the corporation shall consist of and be limited to the incorporators and the owners or purchasers of parcels in the area described in Article III of the Articles of Incorporation, whose membership shall be defined in accordance with Article VI of the Articles of Incorporation, but no member can acquire any interest which shall entitle the member to any greater voice, vote or authority in the corporation than any other member. A purchaser under a contract of purchase shall be deemed to be an owner for membership purposes. If any parcel or parcels are held by two or more persons, the several owners of such interest shall be entitled collectively to cast one vote.

Section 4: No membership, as defined in Article VI of the Articles of Incorporation, shall be forfeited, nor shall any member be expelled except upon foreclosure for non-payment of assessments. No compensation shall be paid by the corporation upon any transfer of membership and no member whose membership is transferred shall be entitled to share or participate in any of the property or assets of the corporation.

ARTICLE IX

ASSESSMENTS

Section 1: The members of the corporation shall be liable for the payment of such charges or assessments as may from time to time be fixed and levied by the Board. All charges or assessments, when collected by the corporation, shall remain the property of the members until such time as such charges or assessments are expended pursuant to the Articles of Incorporation and By-Laws of the corporation.

Section 2: From time to time, as and when any such assessments under this Article IX are levied, each member with respect to the land or interest therein to which his membership is appurtenant, shall pay the amount of such assessment against the same to the corporation, at its office, within thirty (30) days after the mailing of the notice of such assessment to the members, and the amount of such assessment, together with all expenses, attorneys' fees and costs reasonably incurred in enforcing the same, shall be paid by the members and shall be a lien upon said land and the membership appurtenant thereto, superior to any and all other liens (except as in Section 3 of this Article otherwise provided), created or permitted by the owner of such land and enforceable by foreclosure proceedings in the manner provided by law for foreclosure of mortgages upon land; provided, that no proceedings for the foreclosure of any said liens in this Article IX provided shall be commenced, except upon the expiration of four (4) months from and after the date of mailing said notice of assessment in this section described.

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ARTICLE II

MEMBERSHIP

Section 1: The membership of the corporation shall consist of and be limited to the incorporators and the owners or purchasers of parcels in the area described in Article III of the Articles of Incorporation, whose membership shall be defined in accordance with ~~compliance with the classes of membership in Article VI of the Articles of Incorporation,~~ but no member can acquire any interest which shall entitle ~~him the member~~ to any greater voice, vote or authority in the corporation than any other member. A purchaser under a contract of purchase shall be deemed to be an owner for membership purposes. If any parcel or parcels are held by two or more persons, the several owners of such interest shall be entitled collectively to cast one vote. ~~Even if a general member is also a water system division member and/or a pool division member, he shall still be entitled collectively to cast only one vote.~~

Section 4: No membership, as defined in Article VI of the Articles of Incorporation, shall be forfeited, nor shall any member be expelled except upon foreclosure for non-payment of assessments ~~with the exception that pool division memberships may be forfeited for more than two violations of those rules and regulations as may be promulgated by the trustees in accordance with their powers granted herein and such forfeiture of pool membership shall be only upon the simple majority vote of all of the trustees acting on such forfeiture.~~ No compensation shall be paid by the corporation upon any transfer of membership and no member whose membership is transferred shall be entitled to share or participate in any of the property or assets of the corporation.

ARTICLE IX

ASSESSMENTS

Section 1: The members of the corporation shall be liable ~~of~~ for the payment of such charges or assessments ~~in accordance with the type of membership that they have acquired as defined in Article VI of the Articles of Incorporation, or as may from time to time be fixed and levied by the Board of and the pool.~~ All charges or assessments, when collected by the corporation, shall remain the property of the members until such time as such charges or assessments are expended pursuant to the Articles of Incorporation and By-Laws of the corporation.

Section 2: From time to time, as and when any such assessments ~~as set forth in Article VI of the Articles of Incorporation and~~ under this Article IX are levied, each member with respect to the land or interest therein to which his membership is appurtenant, shall pay the amount of such assessment against the same to the corporation, at its office, within thirty (30) days after the mailing of the notice of such assessment to the members, and the amount of such assessment, together with all expenses, attorneys' fees and costs reasonably incurred in enforcing the same, shall be paid by the members and shall be a lien upon said land and the membership appurtenant

thereto, superior to any and all other liens (except as in Section 3 of this Article otherwise provided), created or permitted by the owner of such land and enforceable by foreclosure proceedings in the manner provided by law for foreclosure of mortgages upon land; provided, that no proceedings for the foreclosure of any said liens in this Article IX provided shall be commenced, except upon the expiration of four (4) months from and after the date of mailing said notice of assessment in this section described.