HARSTINE ISLAND ESTATES ASSOCIATION

ARTICLES OF INCORPORATION

ARTICLE SIX

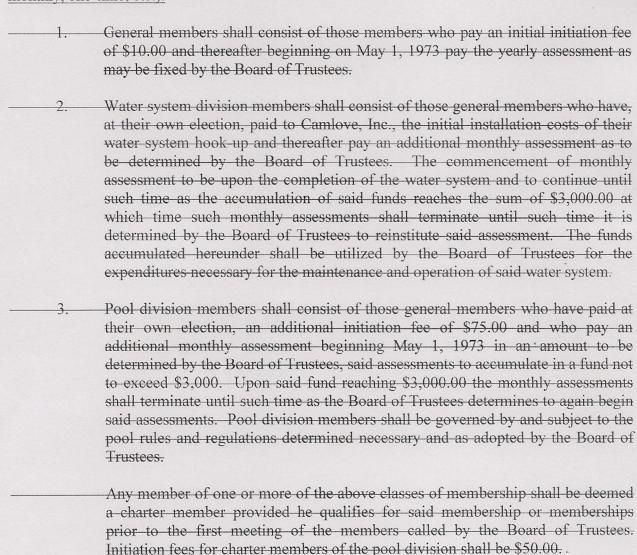
The corporation shall have one class of members. The Board of Trustees shall establish the assessments for the members from time to time. The Board of Trustees shall have the power to determine the method of payment for any assessment (annual, monthly, one-time, etc.).

HARSTINE ISLAND ESTATES ASSOCIATION

ARTICLES OF INCORPORATION

ARTICLE SIX

The corporation shall have three <u>one</u> 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.).



BY-LAWS OF HARSTINE ISLAND ESTATES ASSOCIATION

ARTICLE II

MEMBERSHIP

<u>Section 1</u>: 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.

<u>Section 4</u>: 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

<u>Section 1</u>: 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.

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 eompliance 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.