



Document Title:

ARTICLES OF ASSOCIATION

Reference Number :

Grantor(s):

additional grantor names on page 5-10

1. CROWE, SCOTT & RITONI

2.

Grantee(s):

additional grantee names on page__.

1. HUMPHREY HILL WATER ASSOCIATION

2.

Abbreviated legal description:

full legal on page(s) 13-15

PTN OF SW 1/4 OF SE 1/4 OF A-36-4 WM

Assessor Parcel / Tax ID Number:

additional tax parcel number(s) on page 13-15

360429 - 4-005-0206 / P50330

ARTICLES OF ASSOCIATION
of
HUMPHREY HILL WATER ASSOCIATION
and

DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS

We, the undersigned, who are owners of the parcels of real property located in Skagit County, Washington, described on EXHIBIT A, attached hereto and by this reference incorporated herein, do hereby voluntarily associate ourselves together for the purpose of forming a non-profit association, for the purpose of operating and maintaining a water system to supply water to the tracts of land described on EXHIBIT A, attached hereto.

ARTICLE I

The name of this association shall be the Humphrey Hill Water Association.

ARTICLE II

The nature of the business of the association and the objects and purposes for which, or for any of which, this association is formed are:

- a: To associate its members together for their mutual benefit and to that end to construct, maintain and operate a private water system for the supplying of water for domestic, livestock and garden purposes to its members, and to engage in any activity related thereto, including, but not limited to, the acquisition of water by appropriation, drilling pumping and/or purchase, and the purchase, laying, installation, operation, maintenance and repair of wells, pumping equipment, water mains, pipe lines, valves, meters and all other equipment necessary to the construction, maintenance and operation of a water system.
- b. To borrow from any source, money, goods or services without limitation as to amount of indebtedness or liability; and to pledge or mortgage any of its property as security therefore in any manner permitted by law.
- c. To buy, lease, hold and exercise all privileges of ownership in and to all real or personal property as may be necessary or convenient for the conduct and operation of the business of the association or incidental thereto.
- d. To establish reserves as the board of trustees may deem reasonable and necessary to carry out the purposes for which the association is formed.
- e. To levy assessments in such manner and in such amount as may be provided in the by-laws of this association. Such assessments shall constitute a lien upon the property served by the association's water system. Consistent with the provisions



of the bylaws, the association shall have the right to record a Notice of Lien and foreclose said lien in the manner allowed by law for foreclosure of real property mortgages. In addition to the power to foreclose its lien for unpaid dues and assessments, the Association shall have the right to discontinue water service, in accordance with the provisions of the bylaws, for nonpayment of dues and assessments.

- f. To have and exercise all power, privileges and rights conferred on non profit associations by the laws of the State of Washington and all powers and rights incidental in carrying out the purposes for which this association is formed.
- h. The foregoing shall be construed both as objects and powers, and the enumeration thereof shall not be held to limit or restrict in any manner the general powers conferred on this association by the laws of the State of Washington, all of which are hereby expressly claimed.

ARTICLE III

The place where the principal business of the association is to be transacted is: 4788 Humphrey Hill Road, Sedro-Woolley, WA 98284, but the association may maintain offices and places of business at such other places within the State of Washington as the board of trustees may determine.

ARTICLE IV

The period of existence of this association shall be perpetual.

ARTICLE V

Membership in the Association and any certificates representing such membership shall be inseparably appurtenant to the tracts of land owned by the members and described on EXHIBIT A attached hereto, or as said EXHIBIT may be amended by the addition of new members and new lands to be served. Upon the transfer of ownership of such tract, including contract of sale, membership in the association and certificate of membership shall be deemed to be transferred to the new owner or contract purchaser. Membership in the Association cannot be transferred independently of ownership of the land to which the membership is appurtenant, and any subsequent owner of any of the tracts described in these articles becomes a member in the association upon acquiring ownership of the land.

ARTICLE VI

The qualifications of membership in the association, voting and other rights and privileges, and the liabilities to charges and assessments of the members, including the



right of the association to shut off water service and/or foreclose its lien against any tract for unpaid charges and assessments, shall be set forth in the Bylaws of the Association.

ARTICLE VII

The number of trustees shall be three. The names and addresses of those who are to serve as the first trustees until the trustees are elected by the members, which election must be not less than two months and not more than six months from the date of execution of these articles of association by the undersigned members, are:

<u>Name</u>	<u>Address</u>
John Tręggiani	4788 Humphrey Hill Road Sedro-Woolley, WA 98284
Bradley Brown	4644 Humphrey Hill Road Sedro-Woolley, WA 98284
Michael Brown	4644 Humphrey Hill Road Sedro-Woolley, WA 98284

At the first annual meeting of the members, one trustee shall be elected for a term of one year, one for a term of two years, and one for a term of three years. At each annual meeting thereafter, the members shall elect for a term of three years the trustee whose term of office has expired.

ARTICLE VIII

The undersigned association members, in consideration of the mutual covenants, obligations and benefits herein, and for no monetary consideration, as to the particular tracts owned by them and described on EXHIBIT A, do hereby declare and grant to the Humphrey Hill Water Association, an easement over, under and through their respective tracts for water main purposes, following as closely as possible and practical the location of the existing water main now serving the properties for which the Association has been formed to service. The easement area shall be a circle 15 feet in radius, the center of which is the center of the existing well pipe, and a strips of land 15 feet in width, 7 1/2 feet each side of the center line of the water lines, as constructed from said well to serve the various tracts owned by the Association members and described on EXHIBIT A. Authorized members and agents of the Association are hereby given the right of going upon the lands of the undersigned members for the necessary performance of the Association's duties in servicing the members with water, including installing, maintaining and replacing water lines and other necessary equipment used to provide water to the members and shutting off the supply of water if the same be necessary according the rules of the Association.



ARTICLE IX

The easements and covenants contained herein shall run with lands described on EXHIBIT A, and on any additional lands of owners admitted as members of the association, and shall extend to and be binding on the heirs, successors, and assigns of the owners of said lands.

IN WITNESS WHEREOF, we the undersigned members of the Humphrey Hill Water Association, have hereunto set our hands and seals this _____ day of _____, 2000.

SIGNATURE DATES WITH ACKNOWLEDGMENTS ON
PAGES 5 THRU 12



200105040037
Skagit County Auditor

5/4/2001 Page 5 of 16 10:26:28AM

1. SCOTT W. CROWE and RHONI L. CROWE, husband and wife

Scott W. Crowe
Scott W. Crowe

Rhoni L. Crowe
Rhoni L. Crowe
R.C.

STATE OF Montana)
COUNTY OF Gallatin) ss

I certify that I know or have satisfactory evidence that Scott W. Crowe + Rhoni L. Crowe is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/their signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated August 24, 2000



Kimberly S. Murray
Typed/printed notary name Kimberly S. Murray
Residing at Belgrade
My appointment expires 10-04-00



200105040037
Skagit County Auditor
5/4/2001 Page 6 of 16 10:26:28AM

2. KIMBERLY L. STOUT, BRADLEY A. BROWN AND MICHAEL W. BROWN,
Each Unmarried Persons as Their Separate Estates

Kimberly C Stout
Kimberly L. Stout
C.

Brad Brown
Bradley A. Brown
Bradley A. Brown

Michael W. Brown
Michael W. Brown

STATE OF WASHINGTON)
COUNTY OF SKAGIT) ss
)

I certify that I know or have satisfactory evidence that MICHAEL W. BROWN is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/their signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated JULY 10, 2000

William R Allen

Typed/printed notary name WILLIAM R ALLEN
Residing at Burlington
My appointment expires 3/10/2002

STATE OF)
COUNTY OF) ss
)

I certify that I know or have satisfactory evidence that Kimberly C. Stout is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/their signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated September 7th, 2000

T. R. Scivimbato

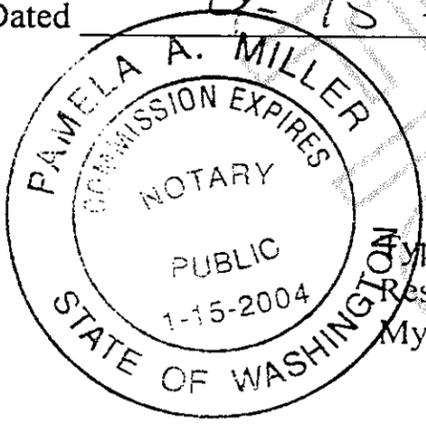
Typed/printed notary name T. R. Scivimbato
Residing at Bellingham
My appointment expires 1-19-04



STATE OF WA)
) ss
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that BRADLEY A BROWN
is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/their signed this
instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes
mentioned in this instrument.

Dated 9-15, 2000



Pamela A Miller

typed/printed notary name PAMELA A MILLER
Residing at MT LEBNOR
My appointment expires 1-15-2004



200105040037
Skagit County Auditor

3. THE SPINK FAMILY TRUST, THOMAS J. SPINK, TRUSTEE

Thomas J. Spink, Trustee

STATE OF WASHINGTON)
 ss.
COUNTY OF)

I certify that I know or have satisfactory evidence that _____ i
is the person who appeared before me, and said person acknowledged that _____
signed this instrument, on oath stated that _____
was authorized to execute the instrument and acknowledged it
as _____
of _____ to
be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Witness my hand and official seal hereto affixed this _____ day of _____, 19_____.

Typed/Printed Notary Name _____

Notary Public in and for the State of Washington, residing at _____

My appointment expires _____



200105040037
, Skagit County Auditor

5/4/2001 Page 9 of 16 10:26:28AM

5. JOHNNIE T. TRIGGIANI, a single man

Johnnie T. Triggiani
Johnnie T. Triggiani

STATE OF WASHINGTON)
) ss
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that the above signed
is/~~are~~ the person(s) who appeared before me, and said person(s) acknowledged that he/~~she~~/~~their~~ signed this
instrument and acknowledged it to be his/~~her~~/~~their~~ free and voluntary act for the uses and purposes
mentioned in this instrument.

Dated JUNE 13, 2000

Jan Willis

Typed/printed notary name JAN WILLIS
Residing at SKAGIT COUNTY
My appointment expires 10.1.2002

JAN WILLIS
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
OCTOBER 1, 2002



200105040037

, Skagit County Auditor

5/4/2001 Page 11 of 16 10:26:28AM

EXHIBIT A
Tracts of Association Members

1. P50330 360429-4-005-0206

SCOTT W. CROWE and RHONI L. CROWE, husband and wife

Tract A, Skagit County Short plat No. 96-0108, approved April 24, 1997, and recorded May 5, 1997 in Volume 12 of Short Plats, Page 198, under Auditor's File No. 97050109, records of Skagit County, Washington, being a portion of the Southwest 1/4 of the Southeast 1/4 of Section 29, township 36 North, Range 4 East, W.M.

TOGETHER WITH as easement for ingress and egress over across a certain parcel of land shown as Humphrey Lane on the face of short Plat No. 4-84, approved September 21, 1984, and recorded September 25, 1984, in Volume 6 of Short Plats page 171, under Auditors File No. 8409250014, records of Skagit County, Washington, being a portion of the Southwest 1/4 of the Southeast 1/4 of Section 29, Township 36 North, Range 4 East W.M.

2. P50326 360429-4-004-0108

KIMBERLY L. STOUT, BRADLEY A. BROWN AND MICHAEL W. BROWN, Each Unmarried Persons as Their Separate Estates

The North Half, as measured along the East line thereof, of the following described tract:

The North 395 Feet of the South 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 29, Township 36 North, Range 4 East, W.M., lying Westerly of Humphrey Hill Road.

Situate in Skagit County, Washington.



3. P50244 360429-0-007-0004

THE SPINK FAMILY TRUST, THOMAS J. SPINK, TRUSTEE

That portion of the North 1/2 of the Southeast 1/4 of Section 29, township 36 North, Range 4 East, W.M., described as follows:
beginning at the intersection of the Easterly line of an existing County road and the South line of said subdivision, said point being 103 feet, more or less, West of the Southeast corner of the Northwest 1/4 of the Southeast 1/4 of said Section 29;
thence Northwesterly along the Easterly line of said road right of way, 310 feet;
thence East parallel to the South line of said North 1/2 of the South-east 1/4, 703 feet:
thence South parallel to the Easterly line of said County road to the South line of said North 1/2 of the southeast 1/4;
thence West along said south line to the point of beginning.

Situate in Skagit County, Washington

4. P50329 360429-4-005-0107

JOHN W. FARRINGTON and TWYLA M. FARRINGTON, Husband and Wife

Lot 2, Short Plat No. 4-84, approved September 25, 1984, and recorded September 25, 1984, under Auditor's File No. 8409250014, in Volume 6 of Short Plats, page 171, and being a portion of the Southwest 1/4 of the Southeast 1/4 of Section 29, Township 36 North, Range 4 East, W.M. TOGETHER WITH an easement for private road and utilities of Humphrey Lane as shown on the face of said Short Plat.

Situate in Skagit County, Washington.

5. P50328 360429-4-005-008

JOHNNIE T. TRIGGIANI

Tract 1 of Skagit County Short Plat No. 4-84 as approved September 25, 1984, and recorded September 25, 1984, in Volume 6 of Short Plats, page 171, under Auditor's file No. 8409250014, Records of Skagit County, Washington, being a portion of the Southwest 1/4 of the Southeast 1/4 of Section 29, township 36 North, Range 4 East of the W.M.

Situate in Skagit County, Washington.



6. P111516 360429-4-005-04000

SHIRLEY M. HAYES, JERRY A. HAYES, JR., EDIE M. HAYES

Tract B short Plat 96-0108 Recorded AF No. 9705050109 approved April 24, 1997, and recorded May 5, 1997 in Volume 12 of Short Plats, Page 198, under Auditor's File No. 97050109, records of Skagit County, Washington, being a portion of the Southwest 1/4 of the Southeast 1/4 of Section 29, Township 36 North, Range 4 East, W.M.

Situate in Skagit County, Washington.

7. P50332 360429-4-006-0007

GOODYEAR NELSON LUMBER CO

The Northeast Quarter of the Southeast Quarter, the Northwest Quarter of the Southeast Quarter, and the Southwest Quarter of the Southeast Quarter, of Section 29 Township 36 North, Range 4 East of the Willamette Meridian.

Situate in Skagit County, Washington.