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BUSINESS FEB 17 2014

NONPROFIT ARTICLES OF INCORPORATION

FILED

**ASSOCIATION OF UNIT OWNERS OF
EASTSIDE OAK STREET ROWHOUSES**

FEB 17 2014

**OREGON
SECRETARY OF STATE**

The undersigned natural person of the age of eighteen (18) years or more, acting as incorporator under the Oregon Nonprofit Corporation Law, adopts the following Articles of Incorporation:

ARTICLE I

The name of this Corporation is the Association of Unit Owners of Eastside Oak Street Rowhouses (the "Corporation"), and its duration shall be perpetual.

ARTICLE II

The purposes for which the Corporation is organized is to engage in any lawful activity for which corporations may be organized under ORS Chapter 65. The primary purpose of the Corporation is to serve as the governing body for Eastside Oak Street Rowhouses, a condominium community located in Multnomah County, Oregon. The Corporation is a mutual benefit corporation. The Corporation shall have members. All owners of units in Eastside Oak Street Rowhouses shall be members of the Corporation, and there shall be no other members.

ARTICLE III

The address of the initial registered office of the Corporation is 1309 SE Oak Street, Portland, Oregon 97214, and the name of its initial registered agent at such address is Marc Jolin. The initial principal office of the Corporation shall be 1309 SE Oak Street, Portland, Oregon 97214 and all notices should be sent to this address.

ARTICLE IV

The name and address of the incorporator is:

Karna R. Gustafson
Landye Bennett Blumstein LLP
3500 Wells Fargo Center
1300 SW Fifth Avenue
Portland, OR 97201

Handwritten signature/initials

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ARTICLE V

On dissolution or final liquidation of the Corporation, its assets shall be (a) distributed to another nonprofit corporation which shall be qualified under the Internal Revenue Code of 1986, as amended, or (b) distributed to an unincorporated association of the same name or the members as provided by applicable law.

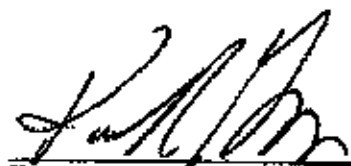
ARTICLE VI

The Board of Directors for the Corporation by a majority vote may amend these Articles with respect to any matter permitted in ORS 65.434, unless any such change requires the vote of the owners as otherwise provided in the Declaration or Bylaws for Eastside Oak Street Rowhouses. All other amendments to these Articles shall require approval of the owners of Eastside Oak Street Rowhouses by the same percentage vote required by such owners to amend the Declaration for Eastside Oak Street Rowhouses.

ARTICLE VII

I, the undersigned incorporator, declare under penalties of perjury that I have examined the foregoing and, to the best of my knowledge and belief, it is true, correct and complete.

DATED this 17th day of February, 2005.



Karna R. Gustafson
Incorporator

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ARTICLES OF INCORPORATION
OF
ASHBROOK CONDOMINIUMS OWNERS ASSOCIATION

FILED

MAY 24 2006

OREGON
SECRETARY OF STATE

The undersigned limited liability company, acting as incorporator under the Oregon Non-Profit Corporation Law, adopts the following Articles of Incorporation:

ARTICLE 1

NAME AND DURATION

The name of this corporation is Ashbrook Condominiums Owners Association (the "Association").

ARTICLE 2

PURPOSES

This corporation is a mutual benefit, membership corporation and is formed under the provisions of the Oregon Condominium Act to serve as the means through which the unit owners may take action with regard to the administration, management and operation of Ashbrook Condominiums. Ashbrook Condominiums is a condominium located in the City of Tigard, Washington County, Oregon, and has been submitted to the Oregon Condominium Act by Declaration Submitting Ashbrook Condominiums to Condominium Ownership recorded in the Deed Records of Washington County, Oregon (the "Declaration"). The definitions contained in or adopted by the Declaration are hereby adopted by reference.

ARTICLE 3

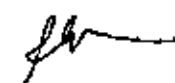
POWERS AND DUTIES

The Association shall exercise and perform all of the powers and obligations granted to the Association by the Oregon Condominium Act, the Declaration and the Bylaws attached to the Declaration, as the same may hereafter be amended. In addition, the Association shall have all of the powers and obligations of a nonprofit corporation pursuant to the general nonprofit corporation laws of the State of Oregon.

ARTICLE 4

REGISTERED OFFICE AND AGENT

The street address of the initial registered office of the Association is 12670 SW 68th Parkway, Suite 200, Portland, Oregon 97223, and the name of its initial registered agent who shall be amenable to service of process at such address is Randall C. Myers. The principal office and mailing address to which the Office of the Secretary of State may mail notices as required by law is:



12670 SW 68th Parkway, Suite 200
Portland, Oregon 97223

ARTICLE 5

DIRECTORS

The affairs of the Association shall be governed by a board of directors appointed or elected as provided in the Declaration and Bylaws.

ARTICLE 6

INCORPORATOR

The name and address of the incorporator are:

Ashbrook Townhomes, LLC
12670 SW 68th Parkway, Suite 200
Portland, Oregon 97223

ARTICLE 7

DISSOLUTION

In the event the Association shall at any time be dissolved, whether inadvertently or deliberately, it shall automatically be succeeded by an unincorporated association of the same name. In that event, all of the property, powers and obligations of the incorporated association existing immediately prior to its dissolution shall thereupon automatically vest in the successor unincorporated association, which vesting shall thereafter be confirmed and evidenced by appropriate conveyances and assignments by the incorporated association. To the greatest extent possible, any such successor unincorporated association shall be governed by the Articles of Incorporation and Bylaws of the incorporated association as if they had been made to constitute the governing documents of the unincorporated association.

ARTICLE 8

MEMBERSHIP AND VOTING RIGHTS

(a) All the unit owners of the Condominium, including Ashbrook Townhomes, LLC, and its successors and assigns (the "Declarant"), and the Association itself, to the extent any of these own a unit or units in the condominium, shall be members of the Association. Such membership shall commence, exist and continue simply by virtue of such ownership, shall expire automatically upon termination of such ownership, and need not be confirmed or evidenced by any certificate or acceptance of membership.

(b) Each unit owner shall have one vote for each unit of the Condominium owned by such owner; provided, however, that Declarant shall have five votes for each unit owned by

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Declarant until the earlier of (a) when Declarant has sold and conveyed to a person other than a successor declarant 75 percent or more of the units in the Condominium, or (b) three years after the date of the first conveyance of a unit to a person other than a successor declarant. The Declarant shall be entitled to vote as the unit owner of any then existing units retained by the Declarant, and the board of directors shall be entitled to vote on behalf of any unit which has been acquired by or on behalf of the Association; provided, however, that the board of directors shall not be entitled to vote such units in any election of directors. The method of voting shall be as provided in the Bylaws.

ARTICLE 9

AMENDMENT

The provisions hereof may not be amended without the vote of unit owners holding a majority of the voting rights, together with the consent of Declarant and mortgagees to the extent required by the Oregon Condominium Act, the Declaration or the Bylaws. No such amendment may be inconsistent with the Declaration or Bylaws unless such documents are likewise amended as provided therein. In the event of any conflict between the Declaration and these Articles, the Declaration shall prevail.

DATED: 3/21, 2016

INCORPORATOR:

ASHBROOK TOWNHOMES, LLC,
an Oregon limited liability company

By: _____
Randal C. Myers, Solo Member

