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FILED

ARTICLES OF INCORPORATION

FEB 19 2009

OF

OREGON
SECRETARY OF STATE

MULTNOMAH CORNER CONDOMINIUMS ASSOCIATION

A Nonprofit Corporation

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

ARTICLE I

Name

The name of this corporation shall be MULTNOMAH CORNER CONDOMINIUMS ASSOCIATION (the "Association"), and its duration shall be perpetual.

ARTICLE II

Organization Type

This corporation is organized and shall operate as a mutual benefit corporation, as such term is understood pursuant to Chapter 65 of Oregon Revised Statutes, as of execution of these Articles of Incorporation.

ARTICLE III

Membership and Voting Rights

The corporation shall have members. The voting rights of the members shall be as set forth in the Declaration for Multnomah Corner Condominiums ("Declaration") and the Bylaws of Multnomah Corner Condominiums ("Bylaws"), as may be amended from time to time.

ARTICLE IV

Purposes

This corporation is organized to provide for the management, maintenance, protection and preservation of Multnomah Corner Condominiums, a condominium development located in Multnomah County, Oregon as further described in the Declaration (the "Property"), and to promote the health, safety, welfare and general benefit of its members, not for profit, but for the mutual advantages to be derived therefrom.

In furtherance of these objectives and purposes, the corporation may engage in any lawful activity for which corporations may be organized under Chapter 65 of the Oregon Revised Statutes and shall have all the rights, powers and privileges now conferred or hereafter granted to nonprofit corporations under the laws of the State of Oregon.



No substantial part of the activities of the corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and the corporation shall not participate in or intervene in (including the publishing or distribution of statements) any political campaign on behalf of any candidate for public office.

ARTICLE V
Powers and Duties

1. The Association shall accept the duties and responsibilities imposed upon it by the Declaration and Bylaws.

2. The Association shall exercise and perform the powers and obligations granted to the Association by the Declaration and the general nonprofit corporation laws of the State of Oregon, and any additional or different powers and obligations necessary or desirable for the purpose of carrying out the functions of the Association pursuant to the Declaration or otherwise promoting the general benefit of owners of property within the Property.

ARTICLE VI
Board of Directors

The powers of the Association shall be exercised, its properties controlled and its affairs conducted by a board of directors.

ARTICLE VII
Restrictions on Distribution

No part of the Property of the corporation and no part of its net earnings shall ever at any time inure to the benefit of or be distributed to any director, officer or other private persons except that the corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in Article IV hereof.

ARTICLE VIII
Registered Office and Agent

The address of the initial registered office of the corporation is 4017 SW Downs View Ct., Portland, Oregon 97221, and the initial registered agent at such address is Brent T. Pilip.

ARTICLE IX
Incorporator

The name and address of the incorporator is Joseph W. West, Bullivant Houser Bailey PC, 888 SW Fifth Ave., Ste. 300, Portland, Oregon 97204-2089.

ARTICLE X
Notice

The initial principal office of the corporation shall be 4017 SW Downs View Ct. Portland, Oregon 97221, and notices shall be sent to that address.

ARTICLE XI
Limitation of Director Liability

To the fullest extent not prohibited by law, no director of this corporation shall be personally liable to the corporation or its shareholders for monetary damages for conduct as a director. No amendment or repeal of this Article, nor the adoption of any provision of these Articles of Incorporation inconsistent with this Article, nor a change in the law, shall adversely affect any right or protection of a director, which right or protection is based upon this Article and arises from conduct that occurred prior to the time of such amendment, repeal, adoption or change. No change in the law shall reduce or eliminate the rights and protections applicable immediately after this provision becomes effective unless the change in the law shall specifically require such reduction or elimination. If the Oregon Nonprofit Corporation Act (the "Act") is amended, after this Article becomes effective, to authorize corporate action further eliminating or limiting the personal liability of directors of the corporation, then the liability of directors of this corporation shall be eliminated or limited to the fullest extent not prohibited by the Act, as so amended.

ARTICLE XII
Indemnification of Officers and Directors

The corporation shall indemnify to the fullest extent not prohibited by the Act any officer or director of the corporation who has been made, or is threatened to be made, witness in, or otherwise involved in, any action, suit or proceeding, whether civil, criminal, administrative, investigative, formal or informal, internal or external, or otherwise (including an action, suit or proceeding by or in the right of the corporation), as long as that officer or director was acting in behalf of the corporation and is not: (a) adjudged liable to the corporation in a proceeding by or in the right of the corporation, or (b) adjudged liable in any proceeding on the basis that personal benefit was improperly received by the officer or director, or (c) adjudged to have been engaged in intentional misconduct, knowing violation of the law or unapproved conflict of interest transaction.

If any officer or director has received any amounts of indemnification or as reimbursed or advanced funds, which is prohibited under the Act or (a) or (b) vs, that officer or director shall return any unused funds and shall repay the corp. all other funds received

Any indemnification provided pursuant to this Article shall not be exclusive of rights to which any such person may otherwise be entitled under any article of incorporation, bylaw, agreement, statute, policy of insurance, vote of shareholders or board of directors, or

otherwise, which exists at or subsequent to the time such person incurs or becomes subject to such liability and expense.

ARTICLE XIII

Indemnification of Employees and Agents

The corporation may indemnify any person who is or was an employee or agent of the corporation or acted as a fiduciary within the meaning of Employee Retirement Income Security Act of 1974 ("ERISA") with respect to an employee benefit plan of the corporation. The corporation may also indemnify any person who serves or served at the request of the corporation as an agent, employee, or fiduciary (as defined in ERISA) of an employee benefit plan, of another corporation, partnership, joint venture, trust, or other enterprise. Indemnification of the aforementioned person may be given to the fullest extent permitted by the Act, except that under no circumstances may the corporation indemnify any of the persons mentioned above if such indemnification is prohibited under the Act or that person is: (a) adjudged liable to this or any other corporation in a proceeding by or on behalf of this corporation or any other corporation, or (b) was adjudged to have received an improper personal benefit in any proceeding, or (c) adjudged to have been engaged in intentional misconduct, knowing violation of the law or unapproved conflict of interest transaction.

If any person mentioned in this Article has received any amount of indemnification, either as reimbursed or advanced funds, which is prohibited under the Act or (a) or (b) or (c) above, that person shall return any unused funds and shall repay the corporation for all other funds received.

Any indemnification provided pursuant to this Article shall not be exclusive of any rights to which any such person may otherwise be entitled under any article of incorporation, bylaw, agreement, statute, policy of insurance, vote of shareholders or board of directors, or otherwise, which exists at or subsequent to the time such person incurs or becomes subject to such liability and expense.

ARTICLE XIV

Dissolution

Upon the termination, dissolution or winding up of this corporation, in any manner or for any reason whatsoever, the board of directors shall first (a) pay or make provision for the payment of all of the liabilities of the corporation; (b) return, transfer or convey such assets which are held by the corporation upon conditions requiring return, transfer or conveyance in accordance with such requirements. Any remaining assets shall be distributed only to a nonprofit organization as determined by the board of directors at the time of termination, dissolution or winding up, or to the members of the Association.

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ARTICLE XV
Amendment

The provisions of these Articles of Incorporation may be amended only by the affirmative vote of not less than two-thirds of the votes entitled to be cast with respect thereto.

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 19th day of February, 2009.


Joseph W. West, Incorporator