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**ARTICLES OF INCORPORATION  
OF  
SPRING TREE CONDOMINIUM ASSOCIATION**

**FILED**

DEC 21 2009

OREGON  
SECRETARY OF STATE

Pursuant to the Oregon Nonprofit Corporation Act (the "Act"), the undersigned incorporator adopts the following Articles of Incorporation:

**ARTICLE I****Name and Duration of Corporation**

The name of the corporation is SPRING TREE CONDOMINIUM ASSOCIATION (the "Association"). The period of duration is perpetual.

**ARTICLE II****Purposes**

2.1 Spring Tree Condominium (the "Condominium") is a condominium located in Washington County, Oregon. The Condominium was submitted to provisions of the Oregon Condominium Act (formerly the Unit Ownership Law, ORS 91.500 et seq.) by the following documents recorded August 23, 1977, in the Records of Washington County, Oregon:

Declaration Establishing a Plan for Condominium Ownership of Spring Tree Condominium recorded as Document No. 77-4022 (the "Declaration").  
By-Laws of Spring Tree Condominium recorded as an exhibit to the Declaration (the "By-Laws").  
Plat of Spring Tree Condominium recorded in Book 1, Page 15, Condominium Plat Records.

2.2 This corporation is a mutual benefit corporation and is formed under the provisions of the Oregon Condominium Act (ORS Chapter 100) to serve as the means through which the owners may take action with regard to the administration, management and operation of the Association and the Condominium.

2.3 The definitions contained or adopted by the Declaration or By-Laws are hereby adopted by reference.

**ARTICLE III****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 By-Laws as the documents have or may hereafter be amended. In addition, the Association shall have all of the powers and

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obligations of a nonprofit corporation pursuant to the Act, to the extent not inconsistent with the Oregon Condominium Act.

**ARTICLE IV**  
**Registered Office and Agent**

The street address of the initial registered office of the Association and the name of its initial registered agent who is amenable to service of process at the address is:

A. Richard Vial, Esq.  
Vial Fotheringham LLP  
7000 SW Varns Street  
Portland, Oregon 97223-8006

**ARTICLE V**  
**Address for Mailing Notices**

The principal office and mailing address to which the Corporation Commissioner may mail notices as required by law is:

Vial Fotheringham LLP  
7000 SW Varns Street  
Portland, Oregon 97223-8006

**ARTICLE VI**  
**Directors**

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

**ARTICLE VII**  
**Incorporator**

The name and address of the incorporator is:

Ashley M. Yorra  
Vial Fotheringham LLP  
7000 SW Varns Street  
Portland, OR 97223-8006

**ARTICLE VIII****Dissolution**

If the Association is at any time dissolved, whether inadvertently or deliberately:

8.1 The Association automatically continues as an unincorporated association under the same name.

8.2 The unincorporated association has all of the property, powers and obligations of the incorporated Association existing immediately prior to dissolution.

8.3 The unincorporated association shall be governed by the By-Laws and, to the extent applicable, these Articles of Incorporation.

8.4 The board of directors and the officers of the Association serving immediately prior to the dissolution continue to serve as the directors and officers of the unincorporated association.

**ARTICLE IX****Membership and Voting Rights**

9.1 **Members.** This Association shall have members.

9.2 **Automatic Membership.** Each owner is automatically a member of the Association and remains a member of the Association until such time as the ownership ceases for any reason.

9.3 **Voting.** Voting rights of owners are as specified in the Declaration. The method of voting is as provided in the By-Laws.

**ARTICLE X****Amendment**

The provisions of these Articles of Incorporation may not be amended without the vote of owners holding a majority of the voting rights. No amendment may be inconsistent with the Declaration or By-Laws unless such documents are likewise amended as provided therein.

December 17, 2009

Vial Fotheringham LLP  
7000 SW Varns Street  
Portland, OR 97223-8006

By: 

Ashley M. Yorra

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