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FILED

MAY 06 2014

OREGON  
SECRETARY OF STATE

ARTICLES OF INCORPORATION  
OF  
ASSOCIATION OF THE UNIT OWNERS OF THE IVY STREET CONDOMINIUMS

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 Association of the Unit Owners of the Ivy Street Condominiums (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 Ivy Street Condominiums. Ivy Street Condominiums is a condominium located in the City of Portland, Multnomah County, Oregon, and has been submitted to the Oregon Condominium Act by Declaration Submitting Ivy Street Condominiums to Condominium Ownership recorded in the Deed Records of Multnomah 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 they 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.

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## **ARTICLE 4**

### **REGISTERED OFFICE AND AGENT**

The street address of the initial registered office of the Association is 955 NW Birdsdale, Gresham, Oregon 97030, and the name of its initial registered agent who shall be amenable to service of process at such address is Gregory Terauchi. The principal office and mailing address to which the Office of the Secretary of State may mail notices as required by law is:

**PO Box 20926  
Portland, Oregon 97294**

## **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:

**Casa Moderna LLC  
PO Box 20926  
Portland, Oregon 97294**

## **ARTICLE 7**

### **DISSOLUTION**

If 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, the unincorporated association shall have all the property, powers and obligations of the incorporated association existing immediately prior to dissolution. To the greatest extent possible, any successor unincorporated association shall be governed by the Articles of Incorporation and Bylaws of the Association as if they had been made to constitute the governing documents of the unincorporated association, and shall be served by the members of the board of directors and the officers who served immediately prior to dissolution.

1018213-95

## ARTICLE 8

### MEMBERSHIP AND VOTING RIGHTS

(a) All the unit owners of the Condominium, including Casa Moderna 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 owner of a unit shall have one vote for each unit of the Condominium owned by such owner; provided, however, that Declarant shall have one vote for each unit owned by 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) seven years after the date of the first conveyance of a unit to a person other than a successor declarant. Declarant shall be entitled to vote as the unit owner of any then existing units retained by 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: May 6, 2014.

INCORPORATOR:

CASA MODERNA LLC  
an Oregon limited liability company

By: Ben May  
Ben May, authorized signer