

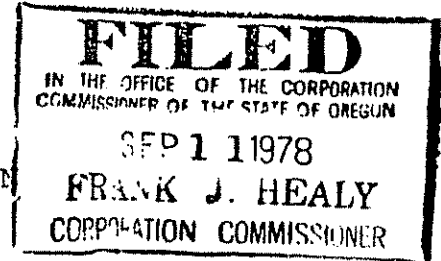
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Non-Profit

ARTICLES OF INCORPORATION

OF

"RIDGEVIEW" CONDOMINIUM OWNERS' ASSOCIATION



The undersigned natural person of the age of 18 years or more, acting as incorporator under the Oregon Non-Profit Corporation Law, adopts the following Articles of Incorporation:

ARTICLE I

The name of this corporation is "RIDGEVIEW" CONDOMINIUM OWNERS' ASSOCIATION and its duration shall be perpetual.

ARTICLE II

The purpose for which the corporation is organized is to act under the Oregon Unit Ownership Law and under the applicable Declaration and By-Laws for and as an Association of Unit Owners of "Ridgeview" Condominium and in pursuit of that purpose further to engage in any lawful activities, none of which is for profit, for which corporations may be organized under ORS Chapter 61.

ARTICLE III

The address of the initial registered office of the corporation is Condominium Management, Inc., Camelot Court, 278 S.W. Arthur St., Portland, OR 97201, and the name of its initial registered agent at that address is Kaye Hall.

ARTICLE IV

The number of directors constituting the initial board of directors of the corporation is three, and the names and addresses of the persons who are to serve as directors until the first annual meeting or until their successors are elected and shall qualify are:

Name	Address
John R. Baunach	6170 SW Spruce Street Beaverton, OR 97005
Dennis G. Baunach	Rt. 4, Box 248 HH Hillsboro, OR 97123
Barbara Kelly	10232 SW Crystal Beaverton, OR 97005

At the first organizational meeting of the Association, the members shall elect successor directors according to the number prescribed in the By-Laws. The initial term of office of at least two-fifths of the elected directors shall expire annually. Subject to the next preceding sentence, the term of office of each elected director shall be two years.

#### ARTICLE V

The name and address of each incorporator is:

Name	Address
John R. Baunach	6170 SW Spruce St. Beaverton, OR 97005

#### ARTICLE VI

The provisions for the distribution of assets on dissolution or final liquidation are:

Assets shall be distributed among member unit owners according to their percentages of undivided interests in the common elements or, if "Ridgeview" Condominium shall have been removed from unit ownership, according to the percentages of undivided interests previously owned by the member owners in the common elements.

#### ARTICLE VII

(1) Each person who is a record owner of a fee or an undivided fee interest in a unit in "Ridgeview" Condominium shall be a member of this Association, except that a person who holds an interest merely as a security for performance of an obligation shall not be a member.

(2) During a member's default in payment of any annual or special assessment levied by this Association against the unit in which the member owns a fee interest, the member's voting rights and right to use the recreational facilities may be suspended by the Board of Directors until the assessment is paid. Such rights of a member may also be suspended after notice and hearing, for a period not to exceed 30 days, for each violation of any rule or regulation established by the Board of Directors governing use of common elements.

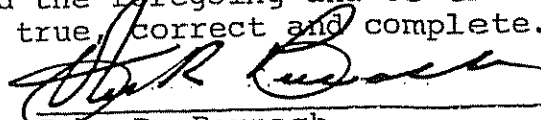
(3) At any meeting of members, each member may vote in person or by proxy. A proxy given by a unit owner to any person who represents the owner at meetings of the Association shall be in writing and signed by the owners, and shall be filed with the

Board of Directors. No proxy shall be valid after eleven (11) months from the date of its execution unless otherwise provided in the proxy. Subject to the next preceding sentence, and subject to limitations by its terms, a proxy shall be deemed valid until revoked in writing. An executor, administrator, guardian, conservator or trustee may vote, in person or by proxy, at any meeting of the Association with respect to any unit owned or held by him in fiduciary capacity, whether or not the unit has been transferred to his name, if he satisfies the secretary of the Association that he is the executor, administrator, guardian, conservator or trustee holding the unit in that fiduciary capacity. When a unit is owned by two or more jointly, according to the records of the Association, the vote for the unit may be exercised by any one of the owners then present, in the absence of protest by a co-owner, but if a co-owner protests, no one co-owner shall be entitled to vote without approval of other co-owners.

(5) In this Article VII, "Association" means this corporation.

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: 9.7.78

  
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John R. Baunach