

## NONPROFIT ARTICLES OF INCORPORATION

### CLUB ESTATES EAST CONDOMINIUM, AN ASSOCIATION OF OWNERS

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 Club Estates East Condominium, An Association of Owners (the "Corporation"), and its duration shall be perpetual.

#### ARTICLE II

The purpose 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 Club Estates East Condominium, 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 Club Estates East Condominium 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 3500 Wells Fargo Center, 1300 SW Fifth Avenue, Portland, Oregon 97201, and the name of its initial registered agent at such address is Patrick Foran. The initial principal office of the Corporation shall be 1300 SW Fifth Avenue, Suite 3500, Portland, OR 97201, and all notices should be sent to this address.

#### ARTICLE IV

The name and address of the incorporator is:

Paula Domine, President  
Club Estates East  
12260 SE Main St.  
Portland, OR 97233

## 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 Club Estates East Condominium. All other amendments to these Articles shall require approval of the owners of Club Estates East Condominium by the same percentage vote required by such owners to amend the Declaration or Bylaws for Club Estates East Condominium.

## 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 7th day of March, 2016.

  
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Paula Domine, President  
Incorporator