

# State of Oregon

## Department of Commerce Corporation Division

### Certificate of Incorporation

OF

SOMERSET HILLS III HOMEOWNER'S ASSOCIATION

The undersigned, as Corporation Commissioner of the State of Oregon, hereby certifies that duplicate originals of Articles of Incorporation, duly signed and verified pursuant to the provisions of the Oregon Nonprofit Corporation Act, have been received in this office and are found to conform to law.

Accordingly, the undersigned, as such Corporation Commissioner, and by virtue of the authority vested in him by law, hereby issues this Certificate of Incorporation and attaches hereto a duplicate original of the Articles of Incorporation.

In Testimony Whereof, I have hereunto set my hand and affixed hereto the seal of the Corporation Division of the Department of Commerce of the State of Oregon this  
22nd day of October, 1976.



Frank J. Healy  
Corporation Commissioner

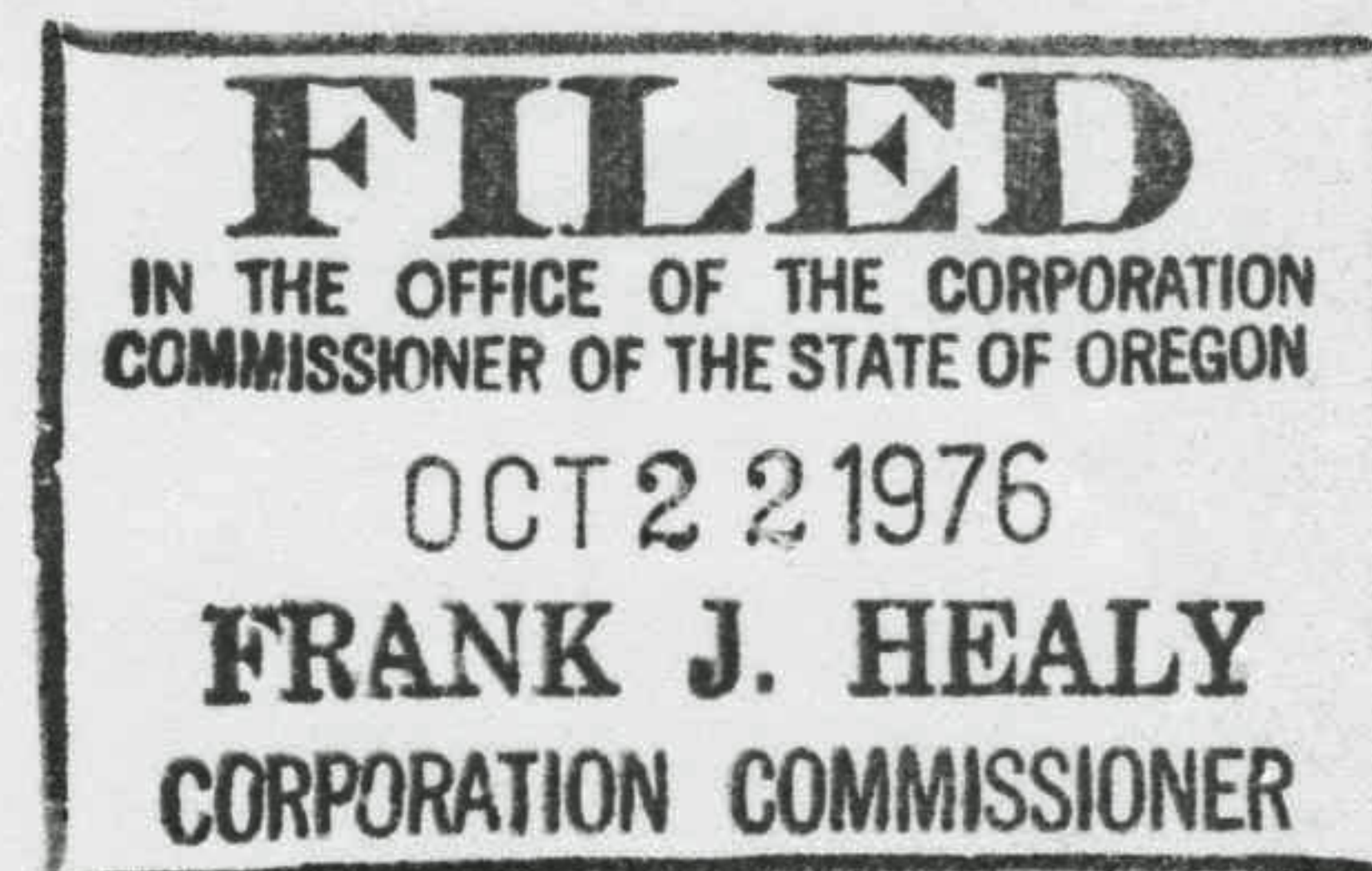
By Shirley Smith  
Chief Clerk



ARTICLES OF INCORPORATION

OF

SOMERSET HILLS III  
HOMEOWNER'S ASSOCIATION



The undersigned, a natural person of the age of 21 years or more, acting as Incorporator under the Oregon Non-Profit Corporation Act, Chapter 61, Oregon Revised Statutes, adopts the following Articles of Incorporation:

I.

The name of this Corporation is Somerset Hills III Homeowner's Association, and its duration shall be perpetual.

II.

The purpose or purposes for which the Corporation is organized are:

a. To engage in any lawful activity, none of which is for profit, for which corporations may be organized under Chapter 61, Oregon Revised Statutes.

III.

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 of the members or until their successors are elected and shall qualify, are:

J. T. Breeden	366 East 40th Avenue, Eugene, Oregon
John F. Breeden	366 East 40th Avenue, Eugene, Oregon
D. P. Breeden	366 East 40th Avenue, Eugene, Oregon

IV.

The address of the registered office of this Corporation shall be 366 East 40th Avenue, Eugene, Oregon, and the name of its initial registered agent at such address is John F. Breeden.



V.

The name and address of the Incorporator is: John F. Breeden, 366 East 40th Avenue, Eugene, Oregon 97405.

VI.

At least 85% of the income of this Corporation shall consist of the amounts collected from the members of this Corporation for the sole purpose of meeting losses and expenses of operating this Corporation. No part of the income of the Corporation shall be distributable to its members, directors, or officers. This corporation shall not have or issue shares of stock and no dividends shall be paid; no part of the income of the corporation shall be distributed to its members, directors or officers; no loan shall be made by this corporation to its directors or officers. The directors of this corporation who vote for, or who assent to the making of a loan to a director or officer of the corporation, and any officer or officers participating in the making of such a loan shall be jointly and severally liable to the corporation for the amount of such loan and for the repayment thereof.

In the event of the dissolution of this Corporation, the assets of the corporation shall be distributed as follows:

All liabilities and obligations of the Corporation shall be paid, satisfied and discharged.

Sums collected from members as assessments which have not been used shall be returned pro-rated to members of record as of the date of dissolution. The remaining assets, both real and personal, of the corporation shall be dedicated to an appropriate public agency to be devoted to purposes as near as practicable the same as those to which they were required to be devoted by the Corporation.



In the event such dedication is refused acceptance, the assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust or other organization to be devoted to purposes and uses that would most nearly reflect the purposes and uses to which they are required to be devoted by the corporation.

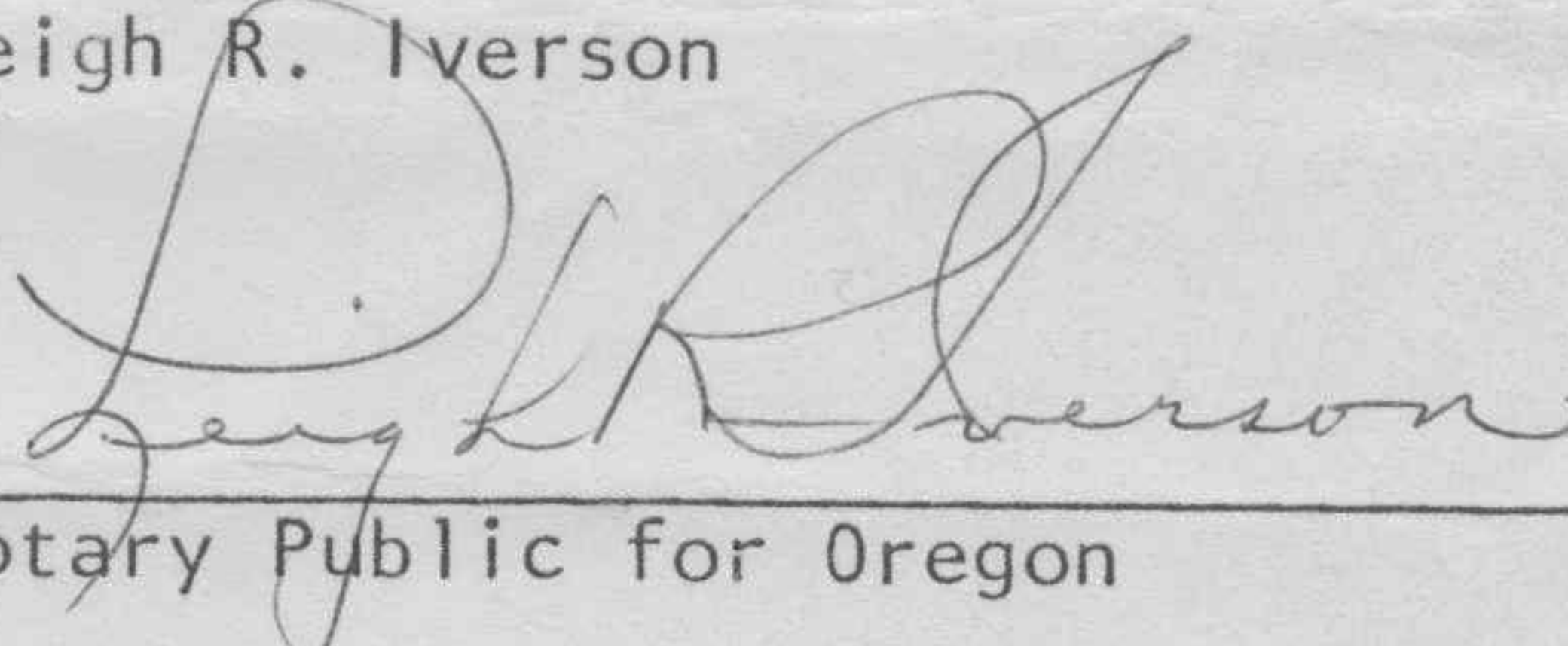
Signed this 12th day of August, 1976.

  
John F. Breeden

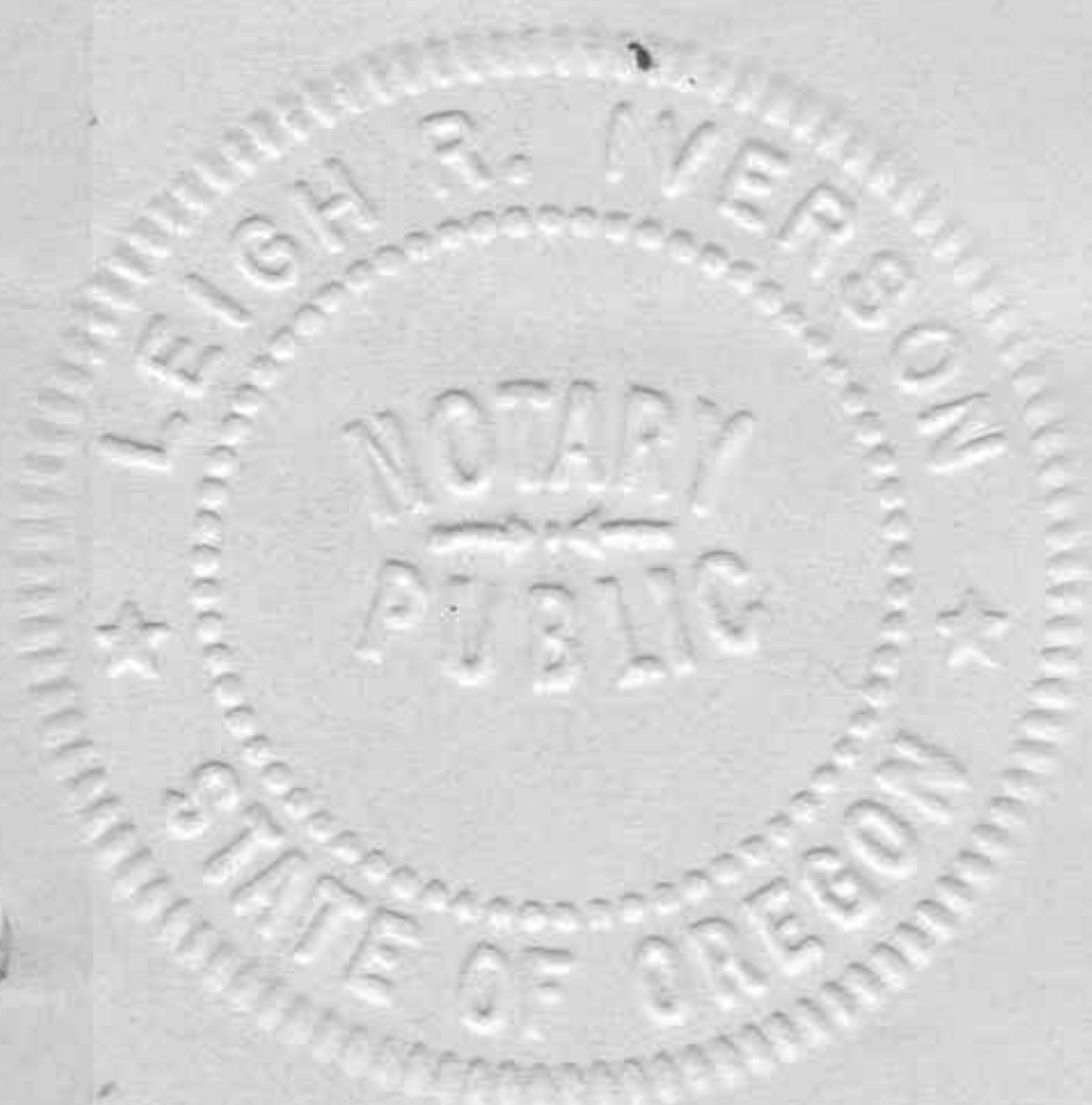
STATE OF OREGON )  
                                  ) ss.  
COUNTY OF LANE )

I, the undersigned, a Notary Public for Oregon, hereby certify that on the 12th day of August, 1976, personally appeared before me John F. Breeden, who, having been duly sworn, declared that he is the person who signed the foregoing document as Incorporator, and that the statements therein contained are true.

Leigh R. Iverson

  
Notary Public for Oregon

My Commission Expires: 6-13-77





7815971

97624-78

After recording return to:

Breeden Bros., Inc.

366 40th Avenue East

Eugene, Oregon 97405

NAME, ADDRESS, ZIP

Until a change is requested, mail all tax statements to:

NAME, ADDRESS, ZIP

State of Oregon,  
County of Lane—ss.

I, D.M. Penfold, Director of the Department of General Services, in and for the said County, do hereby certify that the within instrument was received for record at

10 MAR 78 9:26

Reel 895 R

Lane County OFFICIAL Records.

D.M. Penfold, Director of the Department of General Services.

By *Deputy*

C30-53

WARRANTY DEED

Breeden Land Co., a partnership of J. T. Breeden and John F. Breeden Grantor  
conveys and warrants to Somerset Hills III Homeowner's Association, an Oregon, non-profit  
Corporation

Grantee, the following described real property free of encumbrances, except as specifically set forth herein.

Common Areas "A" and "B" of SOMERSET HILLS THREE, as platted and recorded in Book 70,  
Page 4, Lane County Plat Records, in Lane County, Oregon, containing approximately  
17.47 acres.

B 9 \* 10 = 78 7762 00005.00

(IF INSUFFICIENT SPACE, CONTINUE DESCRIPTION ON ADDITIONAL PAGE)

The said property is free from all encumbrances except  
Covenants, conditions, restrictions, easements of record and "utility and sign" easements  
over and under said parcels reserved by Breeden Land Co., their heirs or assigns and  
no others.

true consideration for this conveyance is \$ None

Dated August 29 19 77

*J. T. Breeden*  
J. T. Breeden - Partner

Personally appeared the above named

STATE OF OREGON, County of Lane, ss.  
J. T. Breeden, on behalf of Breeden Land Co.,  
and acknowledged the foregoing instrument to be his

Dated August 29 A.D. 19 77

My Commission Expires: 6-13-81

voluntary act and deed. Before me:

*Leigh R. Iverson*  
Notary Public for Oregon Leigh R. Iverson

CASCADE TITLE COMPANY

1075 Oak Street, Eugene

Form No. 107



TO: State of Oregon  
Corporation Division  
Department of Commerce  
158 12th St., N.E.  
Salem, Oregon 97310

CONSENT TO USE OF NAME

We, the undersigned, hereby certify:

That, in our opinion, the name Somerset Hills III Homeowners Association is not so similar to the name of this business as to tend to confuse or deceive the public; and

That Somerset Hills Homeowners Association hereby consents to the filing of Somerset Hills III Homeowners Association in the State of Oregon.

IN WITNESS WHEREOF, we have set our hands this 18th day of October, 1976.

SOMERSET HILLS HOMEOWNERS ASSOCIATION

By

  
J.T. Breeden - President

By

  
John F. Breeden - Secretary