

548994-90

FILED

DEC 11 1996

NONPROFIT MUTUAL BENEFIT CORPORATION SECRETARY OF STATE

ARTICLES OF INCORPORATION OF

CLAREMONT GREENS TOWNHOME ASSOCIATION

The undersigned, a natural person of the age of 18 years or more, acting as incorporator under the Oregon Nonprofit Corporation Act, ORS Chapter 65, as amended from time to time (the "Act"), adopts the following Articles of Incorporation:

Article I Name; Duration; Mutual Benefit Corporation

The name of the corporation shall be Claremont Greens Townhome Association ("Corporation"), and its duration shall be perpetual. This Corporation is a mutual benefit corporation.

Article II Purposes and Powers

2.1 The Corporation is organized exclusively to administer and enforce the Claremont Greens Townhome Declaration of Covenants, Conditions and Restrictions recorded or to be recorded in the deed records of Washington County, Oregon, as it may be amended from time to time, and to exercise all powers granted or conferred thereby.

2.2 The Corporation shall have the power to engage in any lawful activity for which corporations may be organized under the Act, provided that such activities are consistent with the purposes of the Corporation set forth in Section 2.1 of this Article and the restrictions and limitations on the Corporation set forth in Article III of these Articles of Incorporation.

Article III Restrictions

3.1 Nonprofit Status

The Corporation shall not have or issue shares of stock. The Corporation is not organized for profit, and shall not make any distribution. No part of its net earnings shall inure to the benefit of any Director, officer or member of the Corporation or any private individual, except that the Corporation shall be authorized and empowered to

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reimburse the expenses of its Directors, officers, and employees in accordance with the Bylaws of the Corporation as amended from time to time, and to make payments and distributions in furtherance of the purposes of the Corporation, subject to the limitations of this Article III.

3.2 Distributions Upon Dissolution

No Director nor officer, nor member of the Corporation nor any private individual shall be entitled to share in the distribution of any of the Corporation's assets upon dissolution of the Corporation or the winding up of its affairs. Upon such dissolution or winding up, after paying or making adequate provision for the payment of all of the liabilities of the Corporation, all remaining assets of the Corporation shall be distributed by the Board of Directors to an unincorporated association of the same name.

Article IV Members

The Corporation shall have members. The qualifications and rights of the members shall be set forth in the Bylaws of the Corporation as amended from time to time.

Article V Board of Directors

The number and qualifications, term of office, meetings and quorum requirements of the Board of Directors shall be set forth in the Bylaws of the Corporation, as amended from time to time.

Article VI Limitation of Liability

To the fullest extent that the Act, as it exists on the date hereof or may hereafter be amended, permits the limitation or elimination of the liability of Directors, and "Uncompensated Officers" (as defined in the Act), a Director or Uncompensated Officer of this Corporation shall not be liable to this Corporation or its members for monetary damages for conduct as a Director or Uncompensated Officer. Any amendments to or repeal of this Article or the Act shall not adversely affect any right or protection of a Director or Uncompensated Officer of this Corporation for or with respect to any acts or omissions of any such Director or Uncompensated Officer occurring prior to such amendment or repeal.

Article VII Indemnification

To the fullest extent allowed by law, the Corporation shall indemnify any person who is made or is threatened to be made a party to an action, suit, or

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proceeding, whether civil, criminal, administrative, investigative, or otherwise (including an action, suit, or proceeding by or in the right of this Corporation), by reason of the fact that the person is or was a Director, officer or committee member of this Corporation. To the same extent, the Corporation or its members may indemnify any other person who is made or threatened to be made, a party to an action, suit, or proceeding, whether civil, criminal, administrative, investigative, or otherwise (including an action, suit, or proceeding by or in the right of this Corporation), by reason of the fact that the person is or was an officer, employee or agent of this Corporation; or was a fiduciary (within the meaning of the Employee Retirement Income Security Act of 1974) with respect to any employee benefit plan of this Corporation; or serves or served at the request of this Corporation as a Director or officer of or as a fiduciary (as defined above) of an employee benefit plan of another corporation, partnership, joint venture, trust, or other enterprise. This Article shall not be deemed exclusive of any other provisions for the indemnification of Directors, officers, employees, or agents that may be included in any statute, bylaw, agreement, resolution of members or Directors or otherwise, both as to action in any official capacity and action in any other capacity while holding office or while an employee or agent of this Corporation.

Article VIII Initial Registered Agent

The name and street address of the Corporation's initial registered agent shall be:

Lawco of Oregon, Inc.
1211 S.W. Fifth Avenue
Suite 1500
Portland, Oregon 97204

108810 54

Article IX Mailing Address

The address the Corporation Division may use for mailing notices to the Corporation is:

c/o Lawco of Oregon, Inc.
1211 S.W. Fifth Avenue
Suite 1500
Portland, Oregon 97204

Article X Incorporator

The name and address of the incorporator is:

548994-80

George J. Marshall
Claremont
One Willow Creek, Suite 190
16100 NW Cornell Road
Beaverton, OR 97006

Article XI Principal Office Address

The address of the Corporation's principal office is:

Suite 190
16100 NW Cornell Rd.
Beaverton, OR 97006

Article XII Amendment of Articles

These Articles may be amended only if such amendment is approved by 75% of the members.

The undersigned incorporator hereby executes these Articles of Incorporation this 10 day of December, 1996.


George J. Marshall

Persons to contact about this filing:

Name: Karen M. Dodge

Telephone: (503) 727-2000



Secretary of State
 Corporation Division
 225 Capitol Street NE, Suite 151
 Salem, OR 97310-1327

Phone: (503) 986-2200
 Fax: (503) 378-4381
 www.sos.state.or.us/corporation/corphp.htm

Registry Number: 548994-80
 Date of Incorporation: 12/11/1998
 Type: DOMESTIC NONPROFIT CORPORATION

01/31/2001

JIM KEPNER
 16338 NW ABERDEEN DR
 PORTLAND OR 97229

FILED

MAR 12 2001

OREGON
 SECRETARY OF STATE

RE: CLAREMONT GREENS TOWNHOME ASSOCIATION
 APPLICATION FOR REINSTATEMENT

Please complete and return this letter and any enclosed documents for filing the requested reinstatement/reactivation.

Submit \$60.00 for the required fees.

The above entity hereby requests to be active on the records of the Corporation Division. The effective date of administrative dissolution is 04/09/98.

ENCLOSED is Form # CR 131. If you have any questions contact our office at the number listed above.

The reason(s) for administrative dissolution has been eliminated or did not exist.

By: Will W Ford Date: Feb 7, 2001
 (Authorized Signature)

Respond to this letter within 45 days or this document will not be filed.

Business Registry
 Corporation Division
 (503) 986-2200

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Secretary of State
Corporation Division
255 Capitol Street NE, Suite 151
Salem, OR 97310-1327

Phone: (503) 986-2200
www.filinginoregon.com

Registry Number: 548994-80
Date of Incorporation: 12/11/1996
Type: DOMESTIC NONPROFIT CORPORATION

FILED

FEB 21 2013

OREGON
SECRETARY OF STATE

RE: CLAREMONT GREENS TOWNHOME ASSOCIATION

APPLICATION FOR REINSTATEMENT/REACTIVATION

Please complete and return this letter and any enclosed documents for filing the requested reinstatement/reactivation.

Submit ~~\$100~~^{\$50} for the required fees. *\$50 waived per Kim D 2/19/13*

The above entity hereby requests to be active on the records of the Corporation Division. The effective date of administrative dissolution is 02/08/2013

The reason(s) for administrative dissolution has been eliminated or did not exist.

By: *Anne Lepner* Date: *2/19/13*
(Authorized Signature)

Any fees submitted with this document are non refundable and will be held for 45 days. If the document is returned for filing within 45 days no additional fees will be due unless otherwise stated in this letter.

Business Registry
Corporation Division
(503) 986-2200

CLAREMONT GREENS TOWNHOME ASSOC



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REIANA



Secretary of State
Corporation Division
255 Capitol Street NE, Suite 151
Salem, OR 97310-1327

Phone: (503)986-2200
www.filinginoregon.com

REINSTATEMENT ANNUAL REPORT
Registry Number: 548994-80
Date of Incorporation: 12/11/1996

Type: DOMESTIC NONPROFIT CORPORATION

CLAREMONT GREENS TOWNHOME ASSOCIATION
PO BOX 2429
BEAVERTON OR 97075

FILED

FEB 21 2013

OREGON
SECRETARY OF STATE

Name of Domestic Nonprofit Corporation

CLAREMONT GREENS TOWNHOME ASSOCIATION

Jurisdiction: OREGON

Non Profit: Mutual Benefit With Members

The following information is required by statute. Please complete the entire form.

Registered Agent

COMMUNITY ASSOCIATION PARTNERS, LLC
12190 SW 1ST ST
BEAVERTON OR 97005

If the Registered Agent has changed,
the new agent has consented to the appointment.
Oregon street address required.

1) Type of Business

2) Principal Place of Business (Address,city,state,zip)

12190 SW 1ST ST
BEAVERTON OR 97005

3) Mailing Address (Address,city,state,zip)

PO BOX 2429
BEAVERTON OR 97075

4) President (Name & Address)

~~ED ROSS~~ *Anne Kepner*
12190 SW 1ST ST
BEAVERTON OR 97005

5) Secretary (Name & Address)

PAT WALKER
12190 SW 1ST ST
BEAVERTON OR 97005

6) Signature

Anne Kepner

8) Date

2/19/13

7) Printed Name

Anne Kepner

9) Daytime Phone Number

503 546-3400

**Make check payable to "Corporation Division" and mail completed form with payment to
Secretary of State, Corporation Division, 255 Capitol ST NE Suite 151, Salem, OR 97310**

Note: Filing fees may be paid with VISA or MasterCard.

Submit the card number and expiration date on a separate page for your protection.

ANRPF1-02/19/13