

SEP -7 2001

Dept. of Community  
Economic Development

ARTICLES OF INCORPORATION

FOR

BAINBRIDGE COURT CONDOMINIUM ASSOCIATION

We, the undersigned natural persons over the age of nineteen years, acting as incorporators of a corporation under the Alaska Nonprofit Corporation Act (AS 10.20), adopt the following Articles of Incorporation for BAINBRIDGE COURT CONDOMINIUM ASSOCIATION.

ARTICLE I

BAINBRIDGE COURT CONDOMINIUM ASSOCIATION is formed to provide maintenance, administration, and architectural control for the common interest community known as BAINBRIDGE COURT CONDOMINIUMS, located in the Anchorage Recording District and subject to the DECLARATION FOR BAINBRIDGE COURT CONDOMINIUMS, and has all of the powers authorized by the Alaska Nonprofit Corporation Act (AS 10.20), the Alaska Common Interest Ownership Act (AS 34.08), the Declaration, and the Bylaws.

ARTICLE II

The duration of the Association shall be perpetual.

ARTICLE III

The Association shall be a nonprofit corporation without shares of stock.

ARTICLE IV

The number and qualifications of members of the Association, the different classes of membership, if any, the property, voting, and other rights and privileges of members, and their liability for dues and assessments and the method of collection thereof, shall be as set forth in the Declaration and/or the Bylaws, except that every person or entity who is a record owner of any condominium unit is entitled to membership and voting rights in the Association and membership is appurtenant to, and inseparable from, ownership of the condominium unit.

## ARTICLE V

The directors of the corporation shall not be personally liable in damages for breach of their fiduciary duty as directors.

## ARTICLE VI

Amendment of the Articles of Incorporation must be approved by unit owners representing at least 2/3 of the units in the Association.

## ARTICLE VII

The initial registered agent of the corporation shall be Harvey C. Prickett, whose mailing address is 405 E. Fireweed Lane, Suite 203, Anchorage, Alaska 99503. The physical location of the corporation is 405 E. Fireweed Lane, Suite 203, Anchorage, Alaska 99503.

## ARTICLE VIII

There shall be three directors constituting the initial Board of Directors to serve until the first meeting of the Association or until their successors are elected. The three directors are:

1. Harvey D. Prickett      405 E. Fireweed Lane, Suite 203  
   Anchorage, Alaska 99503
2. Darin Marin              405 E. Fireweed Lane, Suite 203  
   Anchorage, Alaska 99503
3. Bill Empie                11080 Hideaway Lake Drive  
   Anchorage, Alaska 99507

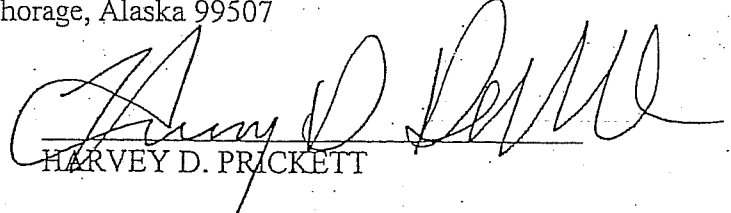
## ARTICLE IX

The names and addresses of the incorporators, all of whom are at least 19 years of age, are as follows:

1. Harvey D. Prickett      405 E. Fireweed Lane, Suite 203  
   Anchorage, Alaska 99503
2. Darin Marin              405 E. Fireweed Lane, Suite 203  
   Anchorage, Alaska 99503

3. Bill Empie 11080 Hideaway Lake Drive  
Anchorage, Alaska 99507

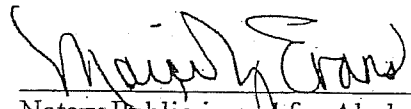
DATED this 29 day of August, 2001.


  
HARVEY D. PRICKETT

STATE OF ALASKA )  
 ) ss.  
THIRD JUDICIAL DISTRICT )

THIS IS TO CERTIFY that on this 29th day of August, 2001, before me, the undersigned, a Notary Public in and for the State of Alaska, personally appeared HARVEY D. PRICKETT, known to me and to me known to be the individual named in and who executed the foregoing instrument and he acknowledged to me, that he executed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and notarial seal the day and year first above written.

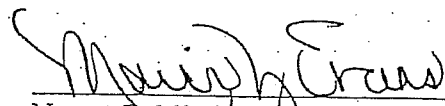
  
Notary Public in and for Alaska  
My Commission Expires: 3/7/05


  
DARIN MARIN

STATE OF ALASKA )  
 ) ss.  
THIRD JUDICIAL DISTRICT )

THIS IS TO CERTIFY that on this 29th day of August, 2001, before me, the undersigned, a Notary Public in and for the State of Alaska, personally appeared DARIN MARIN, known to me and to me known to be the individual named in and who executed the foregoing instrument and he acknowledged to me, that he executed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and notarial seal the day and year first above written.

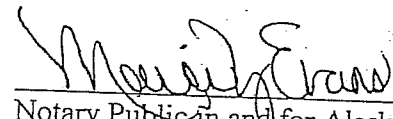
  
Notary Public in and for Alaska  
My Commission Expires: 3/7/05

  
BILL EMPIE

STATE OF ALASKA )  
  ) ss.  
THIRD JUDICIAL DISTRICT )

THIS IS TO CERTIFY that on this 29<sup>th</sup> day of August, 2001, before me, the undersigned, a Notary Public in and for the State of Alaska, personally appeared BILL EMPIE, known to me and to me known to be the individual named in and who executed the foregoing instrument and he acknowledged to me, that he executed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and notarial seal the day and year first above written.

  
\_\_\_\_\_  
Notary Public in and for Alaska  
My Commission Expires: 3/7/05

State of Alaska  
Department of Community and Economic Development  
Division of Banking, Securities and Corporations

**CERTIFICATE  
OF  
INCORPORATION  
Nonprofit Corporation**

The undersigned, as Commissioner of Community and Economic Development of the State of Alaska, hereby certifies that Articles of Incorporation of

**BAINBRIDGE COURT CONDOMINIUM ASSOCIATION**

have been received in this office and have been found to conform to law.

ACCORDINGLY, the undersigned, as Commissioner of Community and Economic Development, and by virtue of the authority vested in me by law, hereby issues this Certificate of Incorporation and attaches hereto the original copy of the Articles of Incorporation.

IN TESTIMONY WHEREOF, I execute this certificate and  
affix the Great Seal of the State of Alaska on  
SEPTEMBER 7, 2001

*Deborah B. Sedwick*

Deborah B. Sedwick  
Commissioner of Community  
and Economic Development