

State of Alaska

Department of Commerce and Economic Development

Certificate

NONPROFIT CORPORATION

The undersigned, as Commissioner of Commerce and Economic Development of the state of Alaska, hereby certifies that duplicate originals of the Articles of Incorporation of

STONEGATE CONDOMINIUM OWNERS ASSOCIATION, INC.

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

ACCORDINGLY, the undersigned, as such Commissioner of Commerce and Economic Development, and by virtue of the authority vested in him by law, hereby issues the Certificate of Incorporation and attaches hereto a duplicate original of the Articles of Incorporation.



IN TESTIMONY WHEREOF, I execute this certificate and affix the Great Seal of the State of Alaska on July 22, 1986.

Steven H. Lounsbury

COMMISSIONER OF COMMERCE
AND ECONOMIC DEVELOPMENT



DATE 5-30-86
AMOUNT REC'D
917766
RECEIPT NO.
C8603746

Filed for Record
State of Alaska

JUL 22 1986

Department of Commerce and
Economic Development

ARTICLES OF INCORPORATION

OF

STONEGATE CONDOMINIUM OWNERS ASSOCIATION, INC.

In compliance with the requirements of A.S. 10.20.151, the undersigned all of whom are natural persons at least nineteen (19) years of age, do hereby adopt the following Articles of Incorporation for the purpose of forming a corporation not for profit:

ARTICLE I

The name of the corporation is STONEGATE CONDOMINIUM OWNERS ASSOCIATION, INC., hereafter called the "Association".

ARTICLE II

The initial registered office of the Association is located at 1305 Arctic Blvd., Suite 203, Anchorage, AK 99503.

ARTICLE III

The name of the initial registered agent at the initial registered office is: Property Management Services, Inc.

ARTICLE IV

PURPOSE AND POWERS OF THE ASSOCIATION

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for maintenance, preservation and control of the Condominium Units and Common Areas and Facilities within that certain tract of real property submitted to the Horizontal Property Regimes Act, as presently existing, or as may be hereafter amended, which real property is described

Tracts 2A and 2C STONEGATE TOWNHOUSE, ADDITION No. 3, according to Plat 74-126, records of the Anchorage Recording District, Third Judicial District, State of Alaska; and Lots One (1), Two (2), Three (3), Four (4), Five (5), Block Two (2), and Lot One (1) Block Three (3), STONEGATE TOWNHOUSE ADDITION No. 2, according to Plat 74-159, records of the Anchorage Recording District, Third Judicial District, State of Alaska; and Tract B, Block 1, STONEGATE TOWNHOUSE, according to Plat 75-75, records of the Anchorage Recording District, Third Judicial District, State of Alaska.

and to promote the health, safety and welfare of the residents and Owners of Condominium Units within the above-described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association for this purpose to:

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A. Exercise all of the powers and privileges, and to perform all of the duties and obligations of the Association as set forth herein, in the Bylaws of the Association, and in that certain Declaration submitting the above-described property to the provisions of the Horizontal Property Regimes Act of the State of Alaska (hereinafter called the "Declaration", and recorded, or to be recorded, in the Anchorage District Recorder's Office, Third Judicial District, State of Alaska, and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length.

B. Fix, Levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration, the Bylaws of the corporation, or law; to pay all expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association.

C. Acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association.

D. Borrow Money.

E. Participate in mergers and consolidations and agreements with other non-profit corporations organized for the same purposes.

F. Have and to exercise any and all powers, rights and privileges which a corporation organized under the Non-Profit Corporation Law of the State of Alaska by law may now or hereafter or exercise.

ARTICLE V

MEMBERSHIP AND VOTING RIGHTS

A. Every person or entity who is a record owner of a fee or undivided fee interest in any Condominium Unit which is subject to assessment by the Association shall be, and is, a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any Condominium Unit which is subject to assessment by the Association. Ownership of a Condominium Unit shall be the sole qualification for membership.

B. The Association shall have one class of voting membership, and the weight of the vote of each member shall be determined in accordance with the percentage of undivided interest in the Common Areas and Facilities as set forth in the Declaration.

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ARTICLE VI
BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of not less than five (5) Directors, who shall be members of the Association. The number of Directors shall be set in and may be changed by amendment to the Bylaws of the Association. The number of Directors constituting the initial Board shall be seven (7). The names and addresses of the persons who are to serve as the initial Directors are:

<u>NAME</u>	<u>ADDRESS</u>
Michael E. McGinnis	9588 Canton Loop, Anchorage, Alaska
Leslie Ward	9537 Liberty Circle, Anchorage, Alaska
Eleanor Hung	9595 Canton Loop, Anchorage, Alaska
Beth Hill	9571 Canton Loop, Anchorage, Alaska
Robert Gray	9598 Canton Loop, Anchorage, Alaska
Gregory Scott Ronzio	9444 Canton Loop, Anchorage, Alaska
James Guthrie	9551 Canton Loop, Anchorage, Alaska

ARTICLE VII
REGULATION OF INTERNAL AFFAIRS

The internal affairs of this corporation will be in accordance with its Bylaws.

ARTICLE VIII

DURATION

The corporation shall exist perpetually.

ARTICLE IX

AMENDMENTS

Amendments of these Articles shall require the assent of seventy-five percent (75%) of the entire membership.

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ARTICLE X

The names and addresses of the incorporators of this corporation are as follows:

<u>NAME</u>	<u>ADDRESS</u>
Michael E. McGinnis	9588 Canton Loop, Anchorage, Alaska
Leslie Ward	9537 Liberty Circle, Anchorage, Alaska
Eleanor Hung	9595 Canton Loop, Anchorage, Alaska
Beth Hill	9571 Canton Loop, Anchorage, Alaska
Robert Gray	9598 Canton Loop, Anchorage, Alaska
Gregory Scott Ronzio	9444 Canton Loop, Anchorage, Alaska
James Guthrie	9551 Canton Loop, Anchorage, Alaska

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IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Alaska, we, the undersigned, constituting the incorporators of this Association, have executed these Articles of Incorporation in duplicate this 15th day of MAY, 1986.

Michael E. McGinnis
MICHAEL E. MCGINNIS

Leslie Ward
LESLIE WARD

Eleanor Hung
ELEANOR HUNG

Beth Hill Hunter
BETH HILL HUNTER

Robert Gray
ROBERT GRAY

Gregory Scott Ronzio
GREGORY SCOTT RONZIO

James Guthrie
JAMES GUTHRIE

STATE OF ALASKA)
) ss
THIRD JUDICIAL DISTRICT)

I, SALLY S. MOORE, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, hereby certify that on the 15th day of MAY, 1986, personally appeared Michael E. McGinnis, Leslie Ward, Eleanor Hung, Beth Hill, Robert Gray, Gregory Scott Ronzio, James Guthrie, who, being by me first duly sworn, severally declared that they are the persons who signed the foregoing document as incorporators, and that the statements therein contained are true.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first hereinabove written.

Sally S. Moore
Notary Public in and for Alaska
My commission expires: Feb. 24, 1990