

# State of Alaska



Department of Commerce and Economic Development

## Certificate

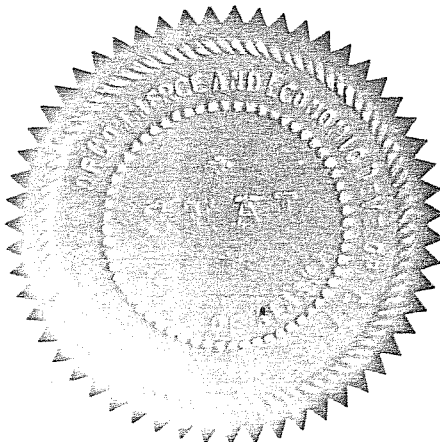
The undersigned, as Commissioner of Commerce and Economic Development, of the State of Alaska, hereby certifies that duplicate originals of the Articles of Incorporation of HILLCREST CONDOMINIUM ASSOCIATION, INC.

duly signed and verified pursuant to the provisions of the Alaska Nonprofit Corporation Act, 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 this Certificate of Incorporation of

HILLCREST CONDOMINIUM ASSOCIATION, INC.

and attaches hereto a duplicate original of the Articles of Incorporation \_\_\_\_\_



IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, at Juneau, the Capital, this

\_\_\_\_ 25th \_\_\_\_ day of \_\_\_\_ July \_\_\_\_ A.D. 19 77

*H. Phillip Hubbard*  
H. PHILLIP HUBBARD

COMMISSIONER OF COMMERCE  
AND ECONOMIC DEVELOPMENT

JUL 25 1977

ARTICLES OF INCORPORATION

OF

HILLCREST CONDOMINIUM ASSOCIATION, INC.

DEPARTMENT OF COMMERCE  
& ECONOMIC DEVELOPMENT

We, the undersigned, being natural persons over the age of nineteen (19) years, desiring to form a nonprofit corporation pursuant to AS 10.20.005, et seq., do hereby certify as follows:

ARTICLE I

The name of this corporation ("Association" herein) is HILLCREST CONDOMINIUM ASSOCIATION, INC.

ARTICLE II

The purposes for which the corporation is formed are as follows:

1. The specific and primary purposes are to provide for maintenance, preservation and architectural control of a condominium project on real property located in the Municipality of Anchorage, Alaska, known as HILLCREST CONDOMINIUM and the structures and improvements thereon.

2. The general purposes and powers are:

(a) To promote the health, safety and welfare of the residents within said real property.

(b) To exercise all of the powers and privileges and to perform all of the duties and obligations of the Association arising from the Declaration of Covenants, Conditions and Restrictions, Reservation of Easement and Condominium Plan applicable to the property described above ("Declaration").

(c) To fix, levy, collect and enforce payment by lawful means, all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all office and other 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.

(d) To have and to exercise any and all powers, rights and privileges which a corporation organized under the nonprofit corporation law of the State of Alaska by law may now or hereafter have or exercise.

(e) To act in the capacity of principal, agent, joint venturer, partner or otherwise.

The foregoing statements of purposes shall be construed as a statement both of purposes and of powers, and purposes and powers in each clause shall not be limited or restricted by reference to or inference from the terms or provisions of any other clause, but shall be broadly construed as independent purposes and powers. Notwithstanding any of the above statements of purposes and powers, the Association shall not, except to an insubstantial degree, engage in any activities or exercise any powers that are not in furtherance of the primary purposes of the Association.

#### ARTICLE III

The duration of the Association shall be perpetual.

#### ARTICLE IV

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

#### ARTICLE V

The authorized 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 to dues and assessments and the method of collection thereof, shall be as set forth in the Bylaws and Declaration.

#### ARTICLE VI

The initial registered office of the corporation shall be located at 636 E. 15th Avenue, Anchorage, Alaska 99501.

#### ARTICLE VII

The initial registered agent of the corporation shall be Landmark Property Management, Inc., whose business address is 636 E. 15th Avenue, Anchorage, Alaska 99501.

## ARTICLE VIII

The initial Board of Directors shall consist of five persons, and said number may be changed by a duly adopted amendment to the Bylaws, except that in no event may the number of Directors be less than three. The names and addresses of the persons who shall serve as Directors until their successors shall be elected and qualified are as follows:

Ms. Martha Waldrop  
2201 Romig Place  
Unit #108  
Anchorage, Alaska

Ms. Mary Funkhouser  
2201 Romig Place  
Unit #205  
Anchorage, Alaska

Ms. Pat Jones  
2201 Romig Place  
Unit #405  
Anchorage, Alaska

Mr. Ray Walker  
2201 Romig Place  
Unit #401  
Anchorage, Alaska

Mr. Steve Paliwoda  
2201 Romig Place  
Unit #403  
Anchorage, Alaska

## ARTICLE IX

The names and addresses of the incorporators are as follows:

Ms. Martha Waldrop  
2201 Romig Place  
Unit #108  
Anchorage, Alaska

Ms. Mary Funkhouser  
2201 Romig Place  
Unit #205  
Anchorage, Alaska

Ms. Pat Jones  
2201 Romig Place  
Unit #405  
Anchorage, Alaska

Mr. Ray Walker  
2201 Romig Place  
Unit #401  
Anchorage, Alaska

Mr. Steve Paliwoda  
2201 Romig Place  
Unit #403  
Anchorage, Alaska

ARTICLE X

Amendment of these Articles shall require the assent of at least seventy-five percent (75%) of the unit owners of all condominiums in the project as shown in the Declaration.

IN WITNESS WHEREOF, the undersigned incorporators have hereunto set their hands and seals this 12 day of July, 1977.

Ray Walker (SEAL)

Patricia L. Jones (SEAL)

Mary Kay Leach (SEAL)

Steve Paliwoda (SEAL)

Martha K. Waldrop (SEAL)

STATE OF ALASKA

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) ss.

THIRD JUDICIAL DISTRICT

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THIS IS TO CERTIFY that on this 12 day of July, 1977, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared MARTHA WALDROP, MARY FUNKHOUSER, PAT JONES, RAY WALKER, and STEVE PALIWODA, known to me to be the persons named in and who executed the within and foregoing Articles of Incorporation, and they acknowledged to me that they signed the same freely and voluntarily for the uses and purposes therein mentioned.

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

*Carolyn C. Almy*

Notary Public in and for Alaska

My Commission Expires: June 12, 1981