

ARTICLES OF INCORPORATION

OF

GREAT PLACE CONDOMINIUM ASSOCIATION

FILED FOR REC

DEC 5 - 1973

STATE OF ALASKA
DEPARTMENT OF COM
& ECONOMIC DEVELO

We, the undersigned, being natural persons over the age of nineteen (19) years, desiring to form a nonprofit corporation pursuant to the Alaska Business Corporation Act, do hereby certify as follows:

ARTICLE I

The name of this corporation ("Association" here-in) is Great Place Condominium Association.

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 City of Anchorage, Alaska, known as Great Place, a Condominium, and the structures and improvements thereon, and such other adjacent projects whose unit owners become members of the corporation under the terms of the Declaration recorded for the Great Place, a Condominium.

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 and restrictions 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 3951 Apollo Drive, Anchorage, Alaska.

ARTICLE VII

The initial registered agent of the corporation shall be Richard F. Voves, whose business address is 3951 Apollo Drive, Anchorage, Alaska.

ARTICLE VIII

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State of Alaska, DCCED

The initial Board of Directors shall consist of three 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

Richard F. Voves
3951 Apollo Drive
Anchorage, Alaska

Joan B. Voves
3951 Apollo Drive
Anchorage, Alaska

Charles Monroe
3951 Apollo Drive
Anchorage, Alaska

ARTICLE IX

The names and addresses of the incorporators are as follows:

Avonna L. Sweaney
1007 West Third Avenue
Anchorage, Alaska

Margaret Murphy
1007 West Third Avenue

Linda Melanson
1007 West Third Avenue
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 3rd day of December, 1975.

AVONNA L. SWEANEY

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STATE OF ALASKA

DEPARTMENT OF COMMERCE & ECONOMIC DEVELOPMENT

Certificate of Incorporation

The undersigned, as Commissioner of Commerce & Economic Development of the State of Alaska, hereby certifies that duplicate originals of the Articles of Incorporation of Great Place Condominium Association

duly signed and verified pursuant to the provisions of the Alaska Non-Profit Corporation Act, have been received in this office and are found to conform to law.

ACCORDINGLY the undersigned, as such Commissioner of Commerce & Economic Development, and by virtue of the authority vested in him by law hereby issues this Certificate of Incorporation of

Great Place Condominium Association

and attaches hereto a duplicate original of the Articles of Incorporation.

I, J. STANLEY WATKINS, have signed, as true and correct,
and affixed my official seal, at Juneau, the Capital, this
5th day of December A.D. 1975

J. STANLEY WATKINS
COMMISSIONER OF COMMERCE
& ECONOMIC DEVELOPMENT