

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

**CERTIFICATE  
OF  
INCORPORATION**  
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

COLLEGE SQUARE CONDOMINIUM ASSOCIATION

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.



08-120N (Rev. 9/88)  
584.1M-4

IN TESTIMONY WHEREOF, I execute this certificate  
and affix the Great Seal of the State of Alaska on  
February 04, 1994.

A handwritten signature in cursive script, appearing to read "Paul Fuhs".

Paul Fuhs

COMMISSIONER OF COMMERCE  
AND ECONOMIC DEVELOPMENT

(Please do not write in the space below — for Department use)

FILING DATE:  Filed for Record State of Alaska  FEB 04 1994  Department of Commerce and Economic Development	Date Received  Receipt No.:  Amount:  Check No.:
Corporation Number	

**ARTICLES OF INCORPORATION**  
(Domestic Nonprofit Corporation)

The undersigned natural person(s) of the age of 19 years or more, acting as incorporator(s) of a corporation under the Alaska Nonprofit Corporation Act (AS 10.20), adopt the following Articles of Incorporation:

ARTICLE I (see part 2 on instructions)

The name of the corporation is: College Square Condominium Association
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ARTICLE II

The period of duration is: Perpetual
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ARTICLE III (see part 3 of instructions)

The purpose(s) for which this organization is organized are:  see the attached; purposes for which the corporation is formed
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ARTICLE IV (see part 4 of instructions)

The internal affairs of the corporation shall be regulated by: The Association shall be a non-profit corporation, without shares of stock.
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### ARTICLE III

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 College Square Condominiums 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 Easements 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 V (see part 5 of instructions)

1. Physical (street) address of the initial registered office is:

No. and Street	City	Alaska	Zip Code
3460 Kachemak Circle,	Anchorage,		99515

\_\_\_\_\_, Alaska \_\_\_\_\_

2. Mailing address of the initial registered office if different than above is:

P.O. Box	City		Zip Code
same as above			

\_\_\_\_\_, Alaska \_\_\_\_\_

3. The name of the initial registered agent at the registered office is:

Snow's Management, Inc.

ARTICLE VI (see part 6 of instructions)

1. The number of directors constituting the initial board of directors of this corporation will be (There must be at least three initial directors.)

2. The name(s) and address(es) of those person(s), each of whom shall serve as a director until his or her successor is elected and qualified, are as follows:

<u>Thomas L. Eastburn</u>	<u>4240 Folker B-101</u>	<u>Anchorage, Alaska 99508</u>
Name	Number and Street	City and State
<u>Rose Bayles</u>	<u>4250 Folker C-201</u>	<u>Anchorage, Alaska 99508</u>
Name	Number and Street	City and State
<u>Shirley P. Pfeiler</u>	<u>4240 Folker #B-103</u>	<u>Anchorage, AK 99508</u>
Name	Number and Street	City and State
_____	_____	_____
Name	Number and Street	City and State

ARTICLE VII (see part 7 of instructions)

The name and address of each incorporator is: (There must be at least three incorporators.)

Name	Residence or Business Address
Thomas L. Eastburn	4240 Folker B-101 Anch. AK 99508
Rose Bayles	4250 Folker C-201 Anch. AK 99508
Shirley P. Pfeiler	4240 Folker B-103 Anch. AK 99508

(Use space below for continuation of previous Articles and/or for additional Articles.)

Please indicate which article you are responding to and/or insert any desired additional provisions authorized by the act by adding additional articles here.

We, the incorporators, sign our names this 27 day of January, 1994.

Thomas L. Eastburn

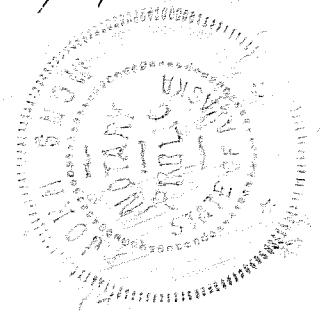
Rose Bayles

Shirley P. Pfeiler

Subscribed and sworn before me this 27 day of January 1994.

John A. Snow  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/10/98



# 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

COLLEGE SQUARE CONDOMINIUM ASSOCIATION

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 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 this

6th day of March, A. D. 19 84.



Richard A. Lyon  
COMMISSIONER OF COMMERCE AND  
ECONOMIC DEVELOPMENT



ARTICLES OF INCORPORATION  
OF  
COLLEGE SQUARE CONDOMINIUM ASSOCIATION

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 COLLEGE SQUARE 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 Municipality of Anchorage, Alaska, known as College Square Condominiums 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 Easements 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 3301 C Street, Anchorage, Alaska 99503.

#### ARTICLE VII

The initial registered agent of the corporation shall be Peter deLeuw whose business address is 3301 C Street, Anchorage, Alaska 99503.



ARTICLE VIII

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:

Peter deLeuw  
3301 C Street  
Anchorage, Alaska 99503

Donald F. Kline  
3301 C Street  
Anchorage, Alaska 99503

Donald M. Jasper  
3301 C Street  
Anchorage, Alaska 99503

ARTICLE IX

The names and addresses of the incorporators are as follows:

Shelly J Strickland  
420 L Street  
Suite 500  
Anchorage, Alaska 99501-1989

Patricia Kilmain  
420 L Street  
Suite 500  
Anchorage, Alaska 99501-1989

Mardelle K. Syren  
420 L Street  
Suite 500  
Anchorage, Alaska 99501-1989

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 1st day of November, 1983.

Shelly J. Strickland (SEAL)  
SHELLY J. STRICKLAND

Patricia Kilmain (SEAL)  
PATRICIA KILMAIN

Mardelle K. Syren (SEAL)  
MARDELLE K. SYREN

STATE OF ALASKA

THIRD JUDICIAL DISTRICT

)  
) ss.  
)

THIS IS TO CERTIFY that on this 1st day of November, 1983, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared SHELLY J. STRICKLAND, PATRICIA KILMAIN, and MARDELLE K. SYREN, known to me to be the persons named in and who executed the within and foregoing instrument, 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.

Vicky Smith  
Notary Public in and for Alaska  
My Commission Expires: 10-24-85

Rec'd 11/10/93

WALTER J. HICKEL, GOVERNOR

P.O. BOX 110807  
JUNEAU, ALASKA 99811-0807  
Banking & Securities (907) 465-2521  
Corporation Section (907) 465-2530

DEPARTMENT OF COMMERCE AND  
ECONOMIC DEVELOPMENT

DIVISION OF BANKING, SECURITIES AND CORPORATIONS

ANCHORAGE  
Corporation Information (907) 563-2161  
NEW BSC.18  
8244c/gjo  
102793rev.

COLLEGE SQUARE CONDOMINIUM ASSOCIATION INC  
SNOW'S MANAGEMENT INC  
3460 KACHEMAK CIRCLE  
ANCHORAGE AK 99515

Re:

The enclosed statement of change of registered agent and/or address is being returned for the following reason(s). Please make the necessary corrections and return the notice to our office.

\_\_\_\_\_ The form must be signed by the corporation's president or vice president.

\_\_\_\_\_ The signature must be an original and verified by a notary public.

\_\_\_\_\_ The filing fee is \$15.00.

\_\_\_\_\_ The new registered agent must be either an individual resident of Alaska or an active domestic or foreign corporation OTHER THAN YOUR OWN that is authorized to transact business in Alaska (line 5).

\_\_\_\_\_ The new registered address must be an Alaskan address.

\_\_\_\_\_ \*\*\* Other: The above-mentioned corporation has been dissolved in Feb 13th, 1987.

NOTE: NO OFFICIAL CHANGE WILL BE MADE ON THE CORPORATE RECORDS UNTIL THE NOTICE IS CORRECTED AND RESUBMITTED.

Receipt # \_\_\_\_\_

Date: 11/5/1993

Please complete each item (typed or printed). Must be signed by president or vice president and notarized.

Pursuant to the provisions of Alaska Statute Title 10, the undersigned Corporation, organized under the laws of the State of Alaska submits the following statement for the purposes of changing the registered office or its registered agent, or both, in the State of Alaska.

1. Name of Corporation College Square Condominium Association, Inc.
2. Address of its old registered office 9200 Kirkwall Circle, Anchorage, Alaska 99515
3. Address to which registered office is to be changed 3460 Kachemak Circle, Anch., Ak. 99515
4. Name of old registered agent Skore's Management Services, Inc.
5. Name of new registered agent Snow's Management, Inc.

The address of the registered office and the address of the business office of the registered agent, as changed, will be identical.

Such change was authorized by resolution duly adopted by the board of directors of this corporation.

Resolution Dated Sept. 1, 19 93

11/1/93

09311407

15<sup>02</sup>

Rose Bayles VP  
President or Vice President

Subscribed and sworn to or affirmed before me on 18 day of October, 19 93

Betty Lou Skore  
Notary Public in and for the State of ALASKA

My Commission Expires: 12-4-95

### IMPORTANT!!

### BEFORE SUBMITTING THIS FORM, PLEASE BE SURE:

- The form has been signed by the corporation's **PRESIDENT** or **VICE PRESIDENT**.
- The **SIGNATURE HAS BEEN NOTARIZED** by a current certified notary.
- **\$15.00 IS ENCLOSED** and the check or money order has been signed.
- The new registered address is an Alaska address (line 3).
- The new registered agent is either an individual resident of Alaska or an active domestic or foreign corporation **OTHER THAN YOUR OWN** that is authorized to transact business in Alaska (line 5).

If you have any questions, please contact our office.

### Return form and \$15.00 filing fee to:

Corporations Section  
P.O. Box 110808  
Juneau, Alaska 99811-0808  
Telephone: (907) 465-2530