

Alaska Entity #59272D

State of Alaska  
Department of Commerce, Community and Economic Development  
Corporations, Business and Professional Licensing

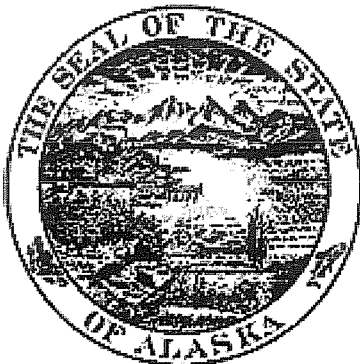
## Certificate of Compliance

The undersigned, as Commissioner of Commerce, Community and Economic Development of the State of Alaska, and custodian of corporation records for said state, hereby issues a Certificate of Compliance for:

**ELDERBERRY PARK CONDOMINIUM ASSOCIATION, INC.**

This entity was formed on October 08, 1996 and is in good standing. This entity has filed all biennial reports and fees due at this time.

No information is available in this office on the financial condition, business activity or practices of this corporation.



IN TESTIMONY WHEREOF, I execute the certificate and affix the Great Seal of the State of Alaska effective February 24, 2014.

A handwritten signature in cursive script that reads "Susan K. Bell".

Susan K. Bell  
Commissioner

ARTICLES OF INCORPORATION

OCT 08 1996

OF

Department of Commerce  
and Economic Development

ELDERBERRY PARK CONDOMINIUM ASSOCIATION, INC.

We, the undersigned, being natural persons over the age of nineteen (19) years, desiring to form a nonprofit corporation pursuant to the Alaska Nonprofit Corporation Act, AS 10.20 et. seq., do hereby certify as follows:

ARTICLE I

The name of this corporation is Elderberry Park 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 the Elderberry Park Condominiums located in the Anchorage Recording District, Third Judicial District, State of Alaska and more particularly described as follows:

Parcel 1: Lot Seven "C" (7C), Block Thirty-two (32), of the L STREET SLIDE REPLAT OF THE ORIGINAL TOWNSITE OF ANCHORAGE, according to Plat No. 78-77, filed in the Anchorage Recording District, Third Judicial District, State of Alaska.

Parcel 2: Lot Eleven "A" (11A), Block Thirty-six (36), of the L STREET SLIDE REPLAT OF THE ORIGINAL TOWNSITE OF ANCHORAGE, according to Plat No. 67-30, filed in the Anchorage Recording District, Third Judicial District, State of Alaska.

2. The general purposes and powers are:

a. To promote the health, safety and welfare of the residents of said real property;

b. To exercise all of the powers and privileges and to perform all of the duties and obligations of the corporation arising from

the Declaration Submitting Real Property to Horizontal Regime, and any amendments thereto ("Declaration"), and the Bylaws of Elderberry Park Condominium Association, Inc., and any amendments thereto ("Bylaws").

c. To fix, levy, collect and enforce payment by lawful means, all charges of assessments pursuant to the terms of the Declaration; to pay all expenses incident to the conduct of the business of the corporation, including all licenses, taxes or governmental charges levied or imposed against the property of the corporation.

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 and granted under the Horizontal Property Regimes Act, AS 34.07.010 et. seq. and the Common Interest Ownership Act, AS 34.08.010 et. seq.

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 corporation 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 corporation.

### ARTICLE III

The duration of the corporation shall be perpetual.

### ARTICLE IV

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

### ARTICLE V

The authorized number and qualifications of members of the corporation, 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 Bylaws and the Declaration.

Upon dissolution of the corporation, the monies of the corporation will be distributed to the owners on a pro rata basis equal to their percentage of undivided interest in the common areas and facilities after all obligations of the corporation shall have been met.

#### ARTICLE VI

The registered office of the corporation shall be 823 West 53rd Avenue, Anchorage, Alaska 99518, and the registered agent of the corporation shall be \_\_\_\_\_ whose business address is 823 West 53rd Avenue, Anchorage, Alaska 99518.

#### ARTICLE VII

The board of directors shall consist of five (5) persons, and said number may be changed by a duly adopted amendment to the Bylaws. The names and addresses of the persons who shall serve as directors until their successors shall be elected and qualified are as follows:

Don Behrend	333 M Street, #403 Anchorage, Alaska 99501
Jim von der Heydt	333 M Street, #403 Anchorage, Alaska 99501
Mary Louise Monaghan	333 M Street, #403 Anchorage, Alaska 99501
Frances Suddock	333 M Street, #403 Anchorage, Alaska 99501
Phillip Blackstone	333 M Street, #403 Anchorage, Alaska 99501

#### ARTICLE VIII

The names and addresses of the three (3) incorporators are as follows:

Don Behrend	333 M Street, #403 Anchorage, Alaska 99501
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Jim von der Heydt

333 M Street, #403  
Anchorage, Alaska 99501

Frances Suddock

333 M Street, #403  
Anchorage, Alaska 99501

ARTICLE IX

There are no nonresident aliens or corporations whose place of incorporation is outside the United States affiliated herewith.

ARTICLE X

No director of this corporation shall be held personally liable to the corporation or its members for monetary damages for breach of his/her fiduciary duty as a director; except that a director may be held liable to the corporation for monetary damages for (i) a breach of a director's duty of loyalty to the corporation or its members; (ii) acts or omissions not in good faith or that involve intentional misconduct or a knowing violation of law; (iii) a transaction from which the director derives an improper personal benefit; or (iv) an act or omission that occurs before the effective date of the articles of incorporation or an amendment to the articles of incorporation.

IN WITNESS WHEREOF, the undersigned incorporators have hereunto set their hands this 1st day of October, 1996.

  
DON BEHREND

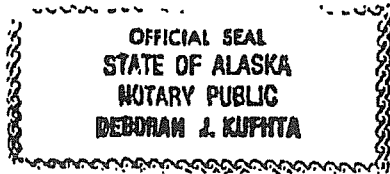
  
JIM VON DER HEYDT

  
FRANCES SUDDOCK

STATE OF ALASKA            )  
  ) SS.  
THIRD JUDICIAL DISTRICT    )

THIS IS TO CERTIFY that on this 1st day of October, 1996, before me appeared DON BEHREND, to me known and known to me to be the individual

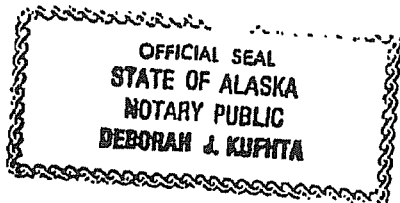
named in and who executed the foregoing instrument, and acknowledged voluntarily signing and sealing the same.



Deborah J. Kuphta  
Notary Public in and for Alaska  
My Commission Expires: 10/25/97

STATE OF ALASKA            )  
  ) SS.  
THIRD JUDICIAL DISTRICT    )

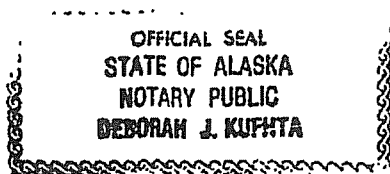
THIS IS TO CERTIFY that on this 6<sup>th</sup> day of October, 1996, before me appeared JIM VON DER HEYDT, to me known and known to me to be the individual named in and who executed the foregoing instrument, and acknowledged voluntarily signing and sealing the same.



Deborah J. Kuphta  
Notary Public in and for Alaska  
My Commission Expires: 10/25/97

STATE OF ALASKA            )  
  ) SS.  
THIRD JUDICIAL DISTRICT    )

THIS IS TO CERTIFY that on this 6<sup>th</sup> day of October, 1996, before me appeared FRANCES SUDDOCK, to me known and known to me to be the individual named in and who executed the foregoing instrument, and acknowledged voluntarily signing and sealing the same.



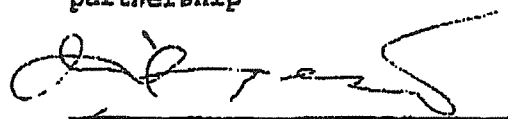
Deborah J. Kuphta  
Notary Public in and for Alaska  
My Commission Expires: 10/25/97

CONSENT

I, ALFRED S. AUGESTAD, a General Partner of Elderberry Park Condominiums Ltd., an Alaska limited partnership, registered with the State of Alaska, Department of Commerce and Economic Development under Certificate of Partnership File No. 77-1110, consent on behalf of the partnership to use the name "Elderberry Park" by the Board of Directors of the homeowners association for the purpose of incorporating the association.

DATED this 19<sup>th</sup> day of September, 1996.

ELDERBERRY PARK CONDOMINIUMS,  
LTD., an Alaska limited  
partnership



By ALFRED S. AUGESTAD,  
General Partner

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 Articles of Incorporation of

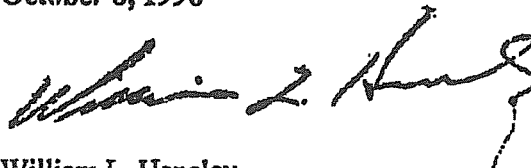
**ELDERBERRY PARK CONDOMINIUM ASSOCIATION, INC.**

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

ACCORDINGLY, the undersigned, as 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 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

October 8, 1996



William L. Hensley

COMMISSIONER OF COMMERCE  
AND ECONOMIC DEVELOPMENT