

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

WOODLAKE ADDITION 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.



IN TESTIMONY WHEREOF, I execute this certificate and affix the Great Seal of the State of Alaska this

29th day of July, A. D. 19 85

Loren H. Lounsbury

COMMISSIONER OF COMMERCE AND
ECONOMIC DEVELOPMENT

JUL 29 1985

DEPARTMENT OF COMMERCE
& ECONOMIC DEVELOPMENT

ARTICLES OF INCORPORATION

OF

WOODLAKE ADDITION 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 Woodlake Addition 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 Woodlake Addition 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 2440 East Tudor Road, Suite 159, Anchorage, Alaska 99507.

ARTICLE VII

The initial registered agent of the corporation shall be Peter A. deLeuw, whose business address is 2440 East Tudor Road, Suite 159, Anchorage, Alaska 99507.

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 A. deLeuw
2440 East Tudor Road
Suite 159
Anchorage, Alaska 99507

Donald F. Kline
2440 East Tudor Road
Suite 159
Anchorage, Alaska 99507

Donald M. Jasper
2440 East Tudor Road
Suite 159
Anchorage, Alaska 99507

ARTICLE IX

The names and addresses of the incorporators are as follows:

Vicky Smith
420 L Street
Suite 500
Anchorage, Alaska 99501-1989

Constance A. Hanser
420 L Street
Suite 500
Anchorage, Alaska 99501-1989

Elaine M. Murray
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

