

ARTICLES OF INCORPORATION
OF
PEBBLE CREEK CONDOMINIUM ASSOCIATION

The undersigned, acting as the incorporator of a nonprofit corporation under the provisions of the Washington Nonprofit Corporation Act, Chapter 24.03 of the Revised Code of Washington, adopts the following Articles of Incorporation for such corporation.

ARTICLE I

Name

The name of this corporation is Pebble Creek Condominium Association.

ARTICLE II

Duration

This corporation shall have perpetual existence.

ARTICLE III

Purposes

This corporation is organized exclusively as a nonprofit corporation for the purposes of:

(a) Exercising all of the powers and privileges and to perform all of the duties and obligations of the "Association," as set forth in that certain Declaration and Covenants, Conditions, Restrictions and Reservations for Pebble Creek Condominium (hereinafter called the "Declaration"), recorded in Clark County, Washington; and

(b) Exercising any and all powers, rights and privileges which a unit owners' association organized under the Washington Condominium Act, RCW Chapter 64.34, now or hereafter may have or exercise.

ARTICLE IV

Powers

This corporation shall have all powers granted by the Washington Nonprofit Corporation Act, as amended, and the Washington Condominium Act, as amended (including any additional powers granted by amendments to said Acts after the formation of this corporation).

ARTICLE V

Directors

A. This corporation shall have at least three directors, the actual number to be prescribed in the Bylaws. The number of directors may be increased or decreased from time to time by amendment of the Bylaws, but no decrease shall have the effect of shortening the term of any incumbent director or reduce the Board to less than three. The initial Board of Directors shall consist of three directors.

B. The name and post office address of the initial Board of Directors of this corporation is as follows:

Kenneth J. Bush

535 3rd Street
Lake Oswego, OR 97034

Nancy Ann Bush

535 3rd Street
Lake Oswego, OR 97034

Kenneth L. Bush

535 3rd Street
Lake Oswego, OR 97034

C. The initial Board of Directors shall hold office for such period or periods as may be provided in the Bylaws.

ARTICLE VI

Limitation on Director Liability

To the fullest extent permitted by Washington law as now or hereafter in effect, a director of this corporation shall not be liable to this corporation or its members, if any, for monetary damages for his or her conduct as a director. Any amendment to or repeal of this Article shall not adversely affect any right of a director of this corporation hereunder with respect to any acts or omissions of such director occurring prior to such amendment or repeal.

ARTICLE VII

Indemnification of Directors

To the fullest extent permitted by Washington law as now or hereafter in effect, this corporation is authorized to indemnify any director of this corporation. The Board of Directors shall be entitled to determine the terms of such indemnification, including advance of expenses, and to give effect thereto through the adoption of Bylaws, approval of agreements, or by any other manner approved by the Board of Directors. Any amendment to or repeal of this Article shall not adversely affect any right of a director of this corporation hereunder with respect to any right to indemnification that arises prior to such amendment or repeal.

ARTICLE VIII

Dissolution

If this corporation shall be dissolved, such dissolution shall be effectuated as provided in Title 24.03 RCW, as the same may be from time to time amended. Upon such dissolution, the assets, both real and personal of this corporation shall be granted, conveyed and assigned to any nonprofit corporation, association, trust or other organization, to be devoted to purposes and uses that would most nearly reflect the purposes and uses to which they were required to be devoted by this corporation, or to the members of this corporation at the time of dissolution in accordance with the Washington Condominium Act, as amended.

ARTICLE IX

Amendments

This corporation reserves the right to amend, alter, change, or repeal any provisions contained in its Articles of Incorporation in any manner now or hereafter permitted by law.

ARTICLE X

Registered Office and Registered Agent

A. The first registered agent of this corporation in the State of Washington is JGB Service Corporation.

B. The location and post office address of the first registered agent and the first registered office of this corporation in the State of Washington is 3600 One Union Square, 600 University, Seattle, WA 98101.

ARTICLE XI

Incorporator

The name and post office address of the incorporator of this corporation is as follows:

Kenneth J. Bush
535 3rd Street
Lake Oswego, OR 97034

IN WITNESS WHEREOF, the incorporator has hereunto set his hand this 8 day of May, 1998.

Kenneth J. Bush
KENNETH J. BUSH

