

169640498

FILED: JUL 20, 2020
OREGON SECRETARY OF STATE



169640498-21277337

WINTERS CONDOMINIUM OWNERS...

NEWINC

ARTICLES OF INCORPORATION
OF
WINTERS CONDOMINIUM OWNERS ASSOCIATION

The undersigned limited liability company, acting as incorporator under the Oregon Non-Profit Corporation Law, adopts the following Articles of Incorporation:

1.

NAME AND DURATION

The name of this corporation is **Winters Condominium Owners Association** (the "Association").

2.

PURPOSES

This corporation is a mutual benefit, membership corporation and is formed under the provisions of the Oregon Condominium Act to serve as the means through which the unit owners may take action with regard to the administration, management and operation of Winters Condominium. Winters Condominium is a condominium located in the City of Portland, Multnomah County, Oregon, and has been or will be submitted to the Oregon Condominium Act by Declaration Submitting Winters Condominium to Condominium Ownership recorded in the Deed Records of Multnomah County, Oregon (the "**Declaration**"). The definitions contained in or adopted by the Declaration are hereby adopted by reference.

3.

POWERS AND DUTIES

The Association exercises and performs all of the powers and obligations granted to the Association by the Oregon Condominium Act, the Declaration and the Bylaws attached to the Declaration, as they may hereafter be amended. In addition, the Association has all of the powers and obligations of a nonprofit corporation pursuant to the general nonprofit corporation laws of the State of Oregon.

4.

REGISTERED OFFICE AND AGENT

The street address of the initial registered office of the Association is 4211 Woodside Circle, Lake Oswego, Oregon, 97035, and the name of its initial registered agent who is amenable to service of process at such address is Nathan Quarry. The principal office and mailing address to which the Office of the Secretary of State may mail notices as required by law is:

4211 Woodside Circle
Lake Oswego, Oregon, 97035

5.

DIRECTORS

The affairs of the Association are governed by a board of directors appointed or elected as provided in the Declaration and Bylaws.

6.

INCORPORATOR

The name and address of the incorporator are:

STONEWELL LLC
4211 Woodside Circle
Lake Oswego, Oregon, 97035

7.

DISSOLUTION

If the Association is at any time dissolved, whether inadvertently or deliberately, it will automatically be succeeded by an unincorporated association of the same name. In that event, the unincorporated association will have all the property, powers and obligations of the incorporated association existing immediately prior to dissolution. To the greatest extent possible, any successor unincorporated association will be governed by the Articles of Incorporation and Bylaws of the Association as if they had been made to constitute the governing documents of the unincorporated association, and will be served by the members of the board of directors and the officers who served immediately prior to dissolution.

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8.

MEMBERSHIP AND VOTING RIGHTS

(a) All the unit owners of the Condominium, including Stonewell LLC, and its successors and assigns (the "Declarant"), and the Association itself, to the extent any of these own a unit or units in the condominium, are members of the Association. Such membership commences, exists, and continues simply by virtue of such ownership, expires automatically upon termination of such ownership, and need not be confirmed or evidenced by any certificate or acceptance of membership.

(b) Each owner of a unit has one vote for each unit of the Condominium to which the owner is in title; provided, however, that Declarant has three votes for each unit owned by Declarant until the earlier of (a) when Declarant has sold and conveyed to a person other than a successor declarant 75 percent or more of the units in the Condominium, or (b) three years after the date of the first conveyance of a unit to a person other than a successor declarant. Declarant is entitled to vote as the unit owner of any then-existing units retained by Declarant, and the board of directors are entitled to vote on behalf of any unit which has been acquired by or on behalf of the Association; provided, however, that the board of directors is not entitled to vote such units in any election of directors. The method of voting is as provided in the Bylaws.

9.

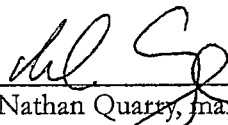
AMENDMENT

The provisions hereof may not be amended without the vote of unit owners holding a majority of the voting rights, together with the consent of Declarant and mortgagees to the extent required by the Oregon Condominium Act, the Declaration or the Bylaws. No such amendment may be inconsistent with the Declaration or Bylaws unless such documents are likewise amended as provided therein. In the event of any conflict between the Declaration and these Articles, the Declaration prevails.

DATED: 7-10, 2020.

INCORPORATOR:

STONEWELL LLC,
an Oregon limited liability company

By: 
Nathan Quarry, manager