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REGISTRY NUMBER: 169765493
TYPE: DOMESTIC NONPROFIT CORPORATION

Next Renewal Date: 7/22/2021

RWPA SERVICE COMPANY, LLC
111 SW COLUMBIA ST
SUITE 700
PORTLAND, OR 97201

Acknowledgment Letter

The document you submitted was recorded as shown below. Please review and verify the information listed for accuracy.

DOCUMENT	FILED ON	STATUS
ARTICLES OF INCORPORATION	7/22/2020	ACTIVE

NAME
CULLY GREEN CONDOMINIUM OWNERS' ASSOCIATION

JURISDICTION
OREGON

NONPROFIT TYPE
MUTUAL BENEFIT WITH MEMBERS

REGISTERED AGENT
ELI SPEVAK
4751 NE GOING ST
PORTLAND, OR 97218

MAILING ADDRESS
RWPA SERVICE COMPANY, LLC
111 SW COLUMBIA ST
SUITE 700
PORTLAND, OR 97201

CORTAN
ACK - NEWINC
07/22/2020



169765493-21281154

CULLY GREEN CONDOMINIUM...

NEWINC

**ARTICLES OF INCORPORATION
OF
CULLY GREEN CONDOMINIUM OWNERS' ASSOCIATION**

In compliance with the requirements of Chapter 65, Oregon Revised Statutes (the "Act"), the undersigned incorporator, a natural person over 18 years of age, does hereby form a corporation not for profit and does hereby certify:

**ARTICLE I
NAME**

The name of the corporation is Cully Green Condominium Owners' Association (the "Association").

**ARTICLE II
NATURE OF CORPORATION**

The Association is a mutual benefit corporation.

**ARTICLE III
REGISTERED OFFICE**

The initial registered office of the Association is located at 4751 NE Going St., Portland, Oregon 97218.

**ARTICLE IV
REGISTERED AGENT**

Eli Spevak, whose address is 4751 NE Going St., Portland, Oregon 97218, is hereby appointed the initial registered agent of the Association. The registered office of the Association is located at the address given in the preceding sentence. The alternate corporate mailing address required by Section 65.047(1)(e) of the Act is c/o RWPA Service Company, 111 SW Columbia St., Suite 700, Portland, OR 97201.

**ARTICLE V
PURPOSE AND POWERS OF THE ASSOCIATION**

The Association does not contemplate pecuniary gain or profit to the members thereof and shall exist exclusively for non-profit purposes. No part of the net earnings of the Association shall inure to the benefit of any private member or members or any individual.

The Association shall have the powers set forth in that certain Declaration of Condominium Ownership for Cully Green Condominium, which has been or will be recorded in the Office of County Recorder of Multnomah County, Oregon (the "Declaration"), and in the Bylaws of the Association (the "Bylaws"), as each may be amended from time to time.

ARTICLE VI:
MEMBERSHIP

The Association shall have members. Every person or entity who is an Owner of a Unit (as those terms are defined in the Declaration) in Cully Green Condominium (the "Condominiums") shall be a member of the Association on the terms and conditions set forth in the Declaration and Bylaws.

ARTICLE VII
BOARD OF DIRECTORS

The names of the person who is to act in the capacity of Director until the selection of his successor in accordance with the Bylaws, who has consented to serve in such capacity, is Eli Spevak.

ARTICLE VIII
DISSOLUTION

Subject to any contrary provisions of the Act, the Association may be dissolved with the assent given in writing and signed by not less than the Owners of 75 percent of the voting power of the Association and of Declarant for so long as Declarant owns one or more of the Units (as that term is defined in the Declaration). Upon dissolution of the Association, it shall automatically be succeeded by an unincorporated association of the same name. All of the assets, property, powers, and obligations of the Association existing prior to dissolution shall thereupon automatically vest in the successor unincorporated association.

ARTICLE IX
DURATION

The Association shall exist perpetually.

ARTICLE X
LIABILITY OF DIRECTORS

To the fullest extent authorized by law and Section 3.12 of the Bylaws, the personal liability of each Director to the Association or its Owners for monetary damages for conduct as a Director shall be eliminated.

ARTICLE XI
INDEMNIFICATION

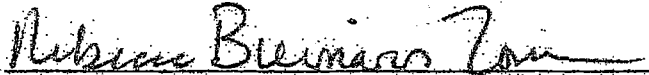
To the fullest extent authorized by law, the Board, acting on behalf of the Association, may indemnify or advance costs of defense, or commit the Association to indemnify or advance costs of defense in the future, to any person who is made or threatened to be made a party to an action, suit, or proceeding, whether civil, criminal, administrative, investigative, or otherwise

(including an action, suit, or proceeding by or in the right of the Association), by reason of the fact that the person is or was a Director, officer, employee, or agent of the Association, or serves or served at the request of the Association as a Director, officer, partner, trustee, member, manager, agent or employee of another corporation, partnership, limited liability company, joint venture, trust, employee benefit plan, or other enterprise. In exercising the authority granted by this Article XI, the Board may choose, on the Association's behalf, to utilize the procedures provided in the Act, prescribe other approval processes, or eliminate any procedures for specific findings or further approval in the individual matter. This Article XI shall not be deemed exclusive of any other provision for indemnification of Directors, officers, fiduciaries, employees, or agents that may be included in any statute, Bylaw, resolution of Owners or Directors, agreement, or otherwise, either as to action in any official capacity or action in another capacity while holding office.

ARTICLE XII
AMENDMENTS

Amendment of these Articles shall require the assent of the Owners of at least 75 percent of the voting power of the Association and of Declarant so long as Declarant owns one or more of the Units. Notwithstanding the foregoing, any provisions contained in both these Articles and the Bylaws may be amended only in the manner provided for in the Bylaws.

IN WITNESS WHEREOF, for the purpose of forming the Association under the laws of the State of Oregon, I, the undersigned, constituting the incorporator of the Association, have executed these Articles of Incorporation this 17th day of July, 2020, and declare that the foregoing Articles of Incorporation, to the best of my knowledge and belief, are true, correct and complete. The incorporator's address is 111 SW Columbia, Suite 700, Portland, OR 97201.



Name: Rebecca Biermann Tom
Address: 111 SW Columbia, Suite 700
Portland, OR 97201