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FILED  
IN THE OFFICE OF THE SECRETARY  
OF STATE OF THE STATE OF ORE.

**Articles of Incorporation  
of**

FEB -8 1993

**King City Highlands Homeowners Association, Inc.**

In compliance with the requirements of ORS 65.001 through 65.990 for the formation of nonprofit corporations, the undersigned, who is a corporation of the State of Delaware and who is acting as incorporator under the Oregon Nonprofit Corporation Law, does hereby adopt the following Articles of Incorporation:

**ARTICLE I.**

The name of the corporation is King City Highlands Homeowners Association, Inc., hereinafter called the "Association."

**ARTICLE II.**

The Association is a "mutual benefit" corporation.

**ARTICLE III.**

Don Guthrie, whose address is 900 N. Tomahawk Island Drive, Portland, Oregon, 97217, is hereby appointed the initial registered agent of this Association, and said address is the initial registered office of the corporation and the mailing address to which the Secretary of State may mail notices.

**ARTICLE IV.**

**PURPOSE AND POWERS OF THE ASSOCIATION**

The principal office of the Association is 900 N. Tomahawk Island Drive, Portland, Oregon, 97217, or such other address as may be designated by the board of directors from time to time.

**ARTICLE V.**

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for maintenance, preservation and architectural control of the residential lots and improvements thereon within that certain community described in the Declaration of Covenants, Conditions and Restrictions of King City Highlands, a Planned Community, and to promote the health, safety, and welfare of the owners and residents within the above-described community which has been brought within the jurisdiction of the Association for this purpose, and to:

A. Exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in the Declaration of Covenants, Conditions and Restrictions, hereinafter called the "Declaration," recorded or to be recorded in the Records of Washington County and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length;

B. Fix, levy, collect, and enforce payment by any 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;

C. Acquire (by gift, purchase, or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use, or otherwise dispose of real or personal property in connection with the affairs of the Association;

D. Borrow money, and with the assent of four-fifths (4/5) of all members, mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

E. Dedicate, sell, or transfer all or any part of Association property, if any, subject to such conditions as specified in the Declaration;

F. Have and to exercise any and all powers, rights, and privileges which a corporation organized under the Oregon Nonprofit Corporation Act by law may now or hereafter have or exercise.

#### ARTICLE VI. MEMBERSHIP

The Association will have members as that term is defined in the Nonprofit Corporation Act.

#### ARTICLE VII. DISSOLUTION

Upon dissolution of the Association, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust or other organization to be devoted to such similar purposes.

ARTICLE VIII.  
DURATION


The corporation shall exist perpetually.

ARTICLE IX.  
AMENDMENTS

Amendment of these Articles shall require the assent of 75 percent (75%) of each class of members.

IN WITNESS WHEREOF, for the purpose of forming this nonprofit corporation under the laws of the State of Oregon, the undersigned corporation, constituting the incorporator of this Association, declares under penalties of perjury that it has examined the foregoing and to the best of its knowledge and belief, it is true, correct, and complete, and its officer has executed these Articles of Incorporation this 4<sup>th</sup> day of February, 1993 by authority of its board of directors.

HAYDEN CORPORATION, a Delaware  
Corporation, dba Hillman Properties  
Northwest

By   
Vice President  
Address: 900 N. Tomahawk Island Dr  
Portland, Oregon 97217

Person to Contact about this filing:

Linda Triplett  
Name

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