

**ARTICLES OF INCORPORATION
OF
CHUGACH PARK VIEW HOMEOWNERS ASSOCIATION**

The undersigned, for the purpose of organizing a corporation under the provisions of the Alaska Nonprofit Corporation Act, Alaska Statute 10.20, adopts the following Articles of Incorporation:

**ARTICLE I
NAME**

The name of this corporation is “CHUGACH PARK VIEW HOMEOWNERS ASSOCIATION”.

**ARTICLE II
DURATION**

The duration of the corporation’s existence shall be perpetual.

**ARTICLE III
PURPOSES AND POWERS**

This corporation is organized and shall be operated exclusively for the purpose of carrying on one or more of the exempt functions of a homeowners association as defined in Section 528(c) of the Internal Revenue Code of 1986, as amended. Within the framework and limitations of the foregoing, the specific primary purposes of this corporation include: (a) providing for the acquisition, management, maintenance, and care of association property in the development (the “Development”) governed by the declaration of Chugach Park View subdivision, to be filed in the Recorder’s office of the State of Alaska (the “Declaration”); (b) generating income for its expenses through assessments paid by owners of residences or residential lots in the Development; (c) concentrating corporate expenditures on the acquisition, management, maintenance, and care of association property; and (d) using all earnings for the benefit of this corporation, and not for the benefit of any director, officer or member of this corporation or any other individual. This corporation may elect tax-exempt status under Section 528(c) of the Internal Revenue Code (26 U.S.C. 528(c)), as such section is subsequently amended, and if so, this corporation shall comply with all requirements set forth therein to retain such tax-exempt status.

For such purposes, and not otherwise, this corporation shall have and may exercise all powers that are afforded to this corporation by the Act; provided, however, that this corporation shall not carry on any activity not permitted to be carried on by a corporation that qualifies for income tax exemption under Section 528 of the Internal Revenue Code of 1986.

All references in these Articles of Incorporation to a particular section of the Internal Revenue Code of 1986 or the Act shall mean and include such sections as now enacted or as

hereafter amended, and any provision of state or federal law as is or may hereafter be applicable, cognate to such section.

For such purposes, and not otherwise, this corporation shall have and may exercise all powers that are afforded to corporations under the Alaska Nonprofit Corporation Act (the "Act") generally and under any future laws amendatory thereof and supplementary thereto. All references in these Articles of Incorporation to a particular section of the Act shall include the corresponding provisions of any future federal tax law.

ARTICLE IV PROHIBITED ACTIVITIES

This corporation shall not, incidentally or otherwise, afford or pay any pecuniary gain or remuneration to any of its directors, officers or members as such, and no part of the net income or net earnings of this corporation shall, directly or indirectly, be distributable to or otherwise inure to the benefit of any director or officer or any other person having a personal and private interest in the activities of this corporation; provided, however, that this corporation may pay reasonable compensation for services rendered and for property and supplies furnished to this corporation in furtherance of its purposes described in Article III hereof.

ARTICLE V REGISTERED OFFICE

The initial registered office of this corporation is located at P.O. Box 103737, Anchorage, AK 99510, with a **physical address of** _____. The initial registered agent at that address is John Tichotsky.

ARTICLE VI INCORPORATORS

The name and address of each incorporator, who is an adult natural person, are:

- 1. Douglas Drum or Carolyn Heyman-Layne**
- 2. John Tichotsky or Jim Reeves**
- 3. Mary Core or Dick Rosston**

ARTICLE VII DIRECTORS

The management and direction of the business and affairs of this corporation shall be vested in a Board of Directors. The number, qualifications, terms of office, method of selection or election, powers, authority, and duties of the directors of this corporation, the time and place of their meetings, and such other provisions with respect to them as are not inconsistent with the express provisions of these Articles of Incorporation shall be as specified in or prescribed pursuant to the Bylaws of this corporation

The initial Board of Directors shall be composed of three directors and shall hold office until the first annual meeting of the board of directors. The names and addresses of the first Board of Directors are:

Douglas Drum, HC 52 Box 8809, Indian, AK, 99540

John Tichotsky, P.O. Box 103737, Anchorage, AK 99510

Mary Core, P.O. Box 103737, Anchorage, AK 99510

ARTICLE VIII NO LIABILITY

Neither the directors, officers, committee members, employees or agents of this corporation shall be personally liable for the payment of any debts or obligations of this corporation of any nature whatsoever, nor shall any of the directors, officers, committee members, employees or agents be subject to the payment of the debts or obligations of this corporation to any extent whatsoever, provided, however, that nothing in this section may eliminate or limit the liability for:

1. a breach of the duty of loyalty to the corporation;
2. acts or omissions not in good faith or that involve intentional misconduct or a knowing violation of law; or
3. a transaction from which an officer, director, or employee derives an improper personal benefit.

ARTICLE IX MEMBERS

This corporation shall have members as determined by the Bylaws of the corporation.

ARTICLE X DISSOLUTION

This corporation may be dissolved in accordance with the laws of the State of Alaska. Upon dissolution of this corporation, and after the payment of all liabilities and obligations of this corporation and all costs and expenses incurred by this corporation in connection with such dissolution, any remaining assets shall be become the property of Chugach Park View Homeowners Association, but only if Chugach Park View Homeowners Association is then exempt from federal income tax under Section 501(c)(3) of the Code; and otherwise such remaining assets shall be distributed for one or more of the corporation's exempt purposes described in Article III.

IN WITNESS WHEREOF, I have executed these Articles of Incorporation this ____ day
of _____, 2006.

_____, Incorporator

_____, Incorporator

_____, Incorporator