



CONDOMINIUM PUBLIC OFFERING STATEMENT — PHASE 1  
Exhibit 4

DOMESTIC  
NONPROFIT CORPORATION

STATE OF MAINE

ARTICLES OF INCORPORATION

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----FILED-----  
10/05/2006

*Julie K. Flynn*  
Deputy Secretary of State  
  
A True Copy When Attested By Signature  
*Julie K. Flynn*  
Deputy Secretary of State

Pursuant to 13-B MRSA §403, the undersigned incorporator(s) execute(s) and deliver(s) the following Articles of Incorporation:

- FIRST:** The name of the corporation is Dunstan Crossing Condominium Association
- SECOND:** ("X" one box only. Attach additional page(s) if necessary )
- The corporation is organized as a public benefit corporation for the following purpose or purposes
- The corporation is organized as a mutual benefit corporation for all purposes permitted under Title 13-B or, if not for all such purposes, then for the following purpose or purposes:
- THIRD:** The name and registered office of the Registered Agent who must be a Maine resident, whose office is identical with the registered office, or a corporation, domestic or foreign, profit or nonprofit, having an office identical with such registered office
- Lawrence R. Clough, Esq.  
(name)
- 3 Canal Plaza, Portland, Maine 04112  
(physical location - street (not P O Box), city, state and zip code)
- P. O. Box 15060, Portland, Maine 04112-5060  
(mailing address if different from above)
- FOURTH:** The number of directors (not less than 3) constituting the initial board of directors of the corporation, if the number has been designated or if the mutual directors have been chosen, is 3
- The minimum number of directors (not less than 3) shall be 3 and the maximum number of directors shall be 11
- FIFTH:** Members. ("X" one box only )
- There shall be no members
- There shall be one or more classes of members and the information required by 13-B MRSA §402 is attached


SIXTH: (Optional)  (Check if this article is to apply )

No substantial part of the activities of the Corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and the Corporation shall not participate in or intervene in (including the publication or distribution of statements) any political campaign on behalf of any candidate for public office.

SEVENTH: (Optional)  (Check if this article is to apply.)

Other provisions of these articles including provisions for the regulation of the internal affairs of the corporation, distribution of assets on dissolution or final liquidation and the requirements of the Internal Revenue Code section 501(c) are set out in Exhibit A attached hereto and made a part hereof.

Incorporators



(signature)

Lawrence R. Clough

(type or print name)

(signature)

(type or print name)

(signature)

(type or print name)

DATED October 2, 2006

Street 57 Stonybrook Road

(residence address)

Cape Elizabeth, Maine 04107

(city, state and zip code)

Street \_\_\_\_\_

(residence address)

(city, state and zip code)

Street \_\_\_\_\_

(residence address)

(city, state and zip code)

**For Corporate Incorporators\***

Name of Corporate Incorporator \_\_\_\_\_

By \_\_\_\_\_

(signature of officer)

(type or print name and capacity)

Street \_\_\_\_\_

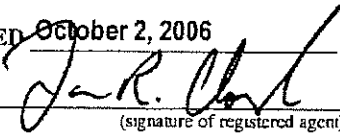
(principal business location)

(city, state and zip code)

**Acceptance of Appointment of Registered Agent**

The undersigned hereby accepts the appointment as registered agent for the above-named domestic nonprofit corporation.

DATED October 2, 2006



(signature of registered agent)

Lawrence R. Clough

(type or print name)

Note: If the registered agent does not sign this form, Form MNPCA-18 (13-B MRSA §304 3) must accompany this document.

**\*Articles are to be executed as follows:**

If a corporation is an incorporator (13-B MRSA §401), the name of the corporation should be typed or printed and signed on its behalf by an officer of the corporation. The articles of incorporation must be accompanied by a certificate of an appropriate officer of the corporation, not the person signing the articles, certifying that the person executing the articles on behalf of the corporation was duly authorized to do so

Please remit your payment made payable to the Maine Secretary of State

**SUBMIT COMPLETED FORMS TO: CORPORATE EXAMINING SECTION, SECRETARY OF STATE,  
101 STATE HOUSE STATION, AUGUSTA, ME 04333-0101**

EXHIBIT A  
Dunstan Crossing Condominium Association  
ARTICLES OF INCORPORATION

ARTICLE FIFTH:

The members shall consist of all the owners of all the units in the Dunstan Crossing Condominium located in the Town of Scarborough, Maine created in accordance with the Declaration recorded in the Cumberland County Registry of Deeds.

The membership of each unit owner shall terminate upon the sale, transfer or other disposition of his ownership interest in the unit accomplished in accordance with the Declaration, whereupon membership shall automatically transfer to and be vested in the successor in ownership. A mortgage of a unit shall not operate to transfer membership until foreclosure of the mortgage

Each unit shall have the percentage vote in the Association as specified in the Declaration. Any specified percentage vote refers to the aggregate percentage of such votes.

ARTICLE EIGHTH:

The affairs of the Association shall be governed by a Board of Directors initially composed of three (3) directors appointed by the Declarant

Following the expiration of the Declarant Control Period, *nine* directors shall be elected. The number of directors may be changed by amendment to the Bylaws.