

NO 31601



To All To Whom These Presents Shall Come, Greeting:

I, Marion D. Symboist, Secretary of State of the State of Iowa do hereby certify that the following and hereto attached is a true copy of _____

Articles of Incorporation of _____ INDIANRIDGE ASSOCIATION _____

an Iowa non profit corporation

Filed in this office on the 21st day of November 1972,

As the same appears of record in this office.

In Testimony Whereof, I have hereunto set my hand and affixed the official seal of the Secretary of State at the Capitol, in Des Moines, this 9th day of September A.D. nineteen hundred and Seventy-Five



Donald E. Symboist
Secretary of State

Deputy

CERTIFICATE NO. N^o 31601

DATE September 9 19 75

RECEIPT NO. CS#A

RELATING TO: Indianridge Association

ISSUED TO: Bob Peters

Des Moines, Iowa

REMARKS:

CERTIFICATION FEE ---\$2.00

COPY FEE -----2.50

TOTAL -----4.50

PD F-8370

1977 NOV 21 PM 2:43

ARTICLES OF INCORPORATION
OF
INDIANWIDGE ASSOCIATION

IN COMPLIANCE WITH THE REQUIREMENTS OF THE IOWA NON-PROFIT CORPORATION ACT (CHAPTER 504A IOWA CODE), THE UNDERSIGNED, AN IOWA CORPORATION HAVING ITS PRINCIPAL PLACE OF BUSINESS AT DES MOINES, IOWA, HAS THIS DAY VOLUNTARILY FORMED A CORPORATION NOT FOR PROFIT AND DOES HERELY CERTIFY:

ARTICLE ONE
NAME

The name of the corporation is INDIANWIDGE ASSOCIATION, hereinafter called the "Association."

ARTICLE TWO
INITIAL REGISTERED OFFICE

The initial registered office of the Association is located at Suite 217, 1120 Mulberry, Des Moines, Polk County, Iowa.

ARTICLE THREE
INITIAL REGISTERED AGENT

The initial registered agent of this Association at such address is Richard P. Nece.

ARTICLE FOUR
PURPOSE AND POWERS OF THE ASSOCIATION

This Association does not constitute pecuniary gain or profit to its members. The specific purposes for which it is formed are to provide for maintenance, preservation and architectural control of the lots and common area within that certain tract of property described as:

The Southwest Quarter of the Southeast Quarter
And the South Thirty Acres of the Southeast
Quarter of the Southeast Quarter of Section One,
Township Seventy North, Range Twenty, West of the
5th P.M., in Wayne County, Iowa,

and to promote the health, safety and welfare of the residents within the above described property, and for this purpose to:

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(a) fix, levy, collect and enforce payment by any lawful means, all charges or assessments; 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;

(b) 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;

(c) borrow money, to mortgage, pledge, lend in trust, or hypothecate any of all of its real or personal property as security for money borrowed or debts incurred; and

(d) have and to exercise any and all powers, rights, and privileges which a corporation organized under the Tax-Non-Profit Corporation Act of law may now or hereafter have or exercise.

ARTICLE FIVE MEMBERSHIP

Every person or entity who is a record owner of a fee or undivided fee interest in any lot included within the property described in Article Four, including contract purchasers, shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. No owner shall have more than one membership per lot. Membership shall be appurtenant to and may not be separated from ownership of any lot which is subject to assessment by the Association. Ownership of such lot shall be the sole qualification for membership.

ARTICLE SIX VOTING RIGHTS

The Association shall have two classes of voting membership:

Class A: Class A members shall be all those Owners as defined in Article Five with the exception of Indianapolis Corporation. Class A members shall be entitled to one vote

assent of two-thirds (2/3) of the entire membership entitled to vote as determined by Article Six.

ARTICLE ELEVEN
AUTHORITY TO DEDICATE

The Association shall have power to dedicate, sell or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless approved by a vote of members entitled to cast two-thirds (2/3) of the votes of the entire membership as determined by Article Six.

ARTICLE TWELVE
DISSOLUTION

The Association may be dissolved by the vote of, or with the assent given in writing and signed by not less than two-thirds (2/3) of the entire membership entitled to vote as determined by Article Six. Upon dissolution of the Association, the assets, both real and personal, of the Association shall be dedicated to an appropriate public agency to be devoted to purposes as nearly as practicable the same as those to which they were required to be devoted by the Association. In the event that such dedication is required acceptance, such assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust or other organization to be devoted to purposes and uses that would most nearly reflect the purposes and uses to which they were required to be devoted by the Association.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Iowa, the undersigned, as the incorporator of this Association, has executed these Articles of Incorporation this 24 day of November, 1972.

INDIANAPOLIS ASSOCIATION

George N. Davila
George N. Davila, President

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STATE OF IOWA, POLK COUNTY, ss:

On this 31 day of November, 1972, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared GEORGE W. PAVLIK, to me personally known, who, being by me duly sworn, did say that he is the President of said corporation executing the within and foregoing instrument to which this is attached, that no seal has been procured by the said corporation; that said instrument was signed on behalf of said corporation by authority of its Board of Directors; and that the said GEORGE W. PAVLIK as such officer acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by him voluntarily executed.



George W. Pavlik
Notary Public in and for the State of
Iowa.

NOTARY PUBLIC IN AND FOR THE STATE OF IOWA
My Comm. Expires 11-5-73 November 21, 1974
I hereby certify that the foregoing instrument was duly acknowledged before me by the person whose name is subscribed to it, and that he is the President of the corporation which he represents.
G. W. Pavlik
Notary Public in and for the State of Iowa

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