

5012

COPY

ARTICLES OF INCORPORATION  
OF  
SKYLINE WOODS HOMEOWNERS ASSOCIATION, INC.

The undersigned, for the purpose of incorporating and organizing a corporation under the Nebraska Nonprofit Corporation Act, and all of whom voluntarily associated themselves together for the purposes of forming a nonprofit corporation, do hereby certify and adopt the following Articles of Incorporation:

ARTICLE I

Name

The name of the corporation is the Skyline Woods Homeowners Association, Inc., hereinafter called the "Association".

ARTICLE II

Mutual Benefit Corporation

This Association is a mutual benefit corporation.

ARTICLE III

Registered Agent

The name and address of the Association's registered agent in Nebraska is Gary Rosenboom, 22011 Stanford Circle, Elkhorn, Nebraska 68022.

ARTICLE IV

Purpose and Powers

This Association does not contemplate pecuniary gain or profit either to it or to the Members thereof, and the specific purposes for which it is formed are to provide for the health, safety and general welfare of the residents of the Skyline Woods Subdivision in Douglas County, Nebraska. For this purpose, the Association shall be authorized 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 By-Laws, and as the same may be amended from time to time as therein

provided, said By-Laws being incorporated herein as if set forth at length;

(b) Have all of the rights, powers and authority granted in the By-Laws, including, but not limited to paying 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; and

(c) To exercise all rights, power and privileges which are permitted under the Nonprofit Corporation Act and are not forbidden by these Articles or the By-Laws.

#### ARTICLE V

##### Membership and Voting Rights

The Association shall have Members. A requirement of membership shall be holding legal title to a lot within the Skyline Woods Subdivision. The Association shall have one class of voting members.

#### ARTICLE VI

##### Board of Directors

The affairs of this Association shall be managed by a Board of Directors, who shall be members of the Association. The number of Directors may be changed by amendment of the By-Laws of the Association. The initial Board of Directors, who are to act in the capacity of Directors until the selection of their successors shall be appointed by the incorporator.

The Association shall thereafter have not less than three (3) nor more than nine (9) members of the Board of Directors as set forth in the By-Laws of the Association.

#### ARTICLE VII

##### Dissolution

The Association may be dissolved with the assent given in writing and signed by not less than eighty (80%) percent of the votes entitled to be cast thereon. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public body 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  
Amendments

Amendment of these Articles shall require the assent of seventy-five (75%) percent of the combined vote of the Members.

ARTICLE IX  
Incorporators

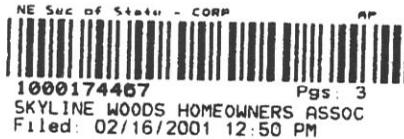
The name and address of the incorporator is:

Gary Rosenboom  
22011 Stanford Circle  
Elkhorn, NE 68022

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Nebraska, I, the undersigned, constituting the sole incorporator of this Association, have executed these Articles of Incorporation, this 9<sup>th</sup> day of February 2001.

INCORPORATOR:

  
\_\_\_\_\_  
Gary Rosenboom



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