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State of Minnesota

SECRETARY OF STATE

CERTIFICATE OF INCORPORATION

I, Mary Kiffmeyer, Secretary of State of Minnesota, do certify that: Articles of Incorporation, duly signed and acknowledged under oath, have been filed on this date in the Office of the Secretary of State, for the incorporation of the following corporation, under and in accordance with the provisions of the chapter of Minnesota Statutes listed below.

This corporation is now legally organized under the laws of Minnesota.

Corporate Name: Cedar Creek South Sixth Addition
Homeowners Association, Inc.

Corporate Charter Number: 1W-716

Chapter Formed Under: 317A

This certificate has been issued on 12/20/2000.



Mary Kiffmeyer
Secretary of State.

**ARTICLES OF INCORPORATION
OF
CEDAR CREEK SOUTH SIXTH ADDITION
HOMEOWNERS ASSOCIATION, INC.**

The undersigned incorporator, being a natural person at least 18 years of age, desiring to form a non-profit corporation under Chapter 317A of Minnesota Statutes, known as the "Minnesota Non-Profit Corporation Act", and laws amendatory and supplementary thereof, does hereby make, subscribe and acknowledge the following Articles of Incorporation:

ARTICLE I

Name

The Name of the Corporation shall be:

Cedar Creek South Sixth Addition Homeowners Association, Inc.

ARTICLE II

Purpose

This corporation is organized and shall be operated for the general purposes of constituting and acting as the association of owners within the meaning of Chapter 515B of Minnesota Statutes, as amended, commonly known as the "Minnesota Common Interest Ownership Act," upon certain real property situated in the City of Albertville, County of Wright, and State of Minnesota. Its specific purposes shall include, but not limited to the following:

- (a) To promote, enhance, protect and perfect the community welfare and mutual or artificial, hereafter acquiring an interest of whatsoever kind in a common interest community to be hereafter established by the recordation with the Wright County Recorder or Registrar of Titles of a certain Declaration (hereinafter "**Declaration**"), Bylaws of this corporation, and Common Interest Community Plat of said common interest community;
- (b) To further, execute, administer, manage, maintain and operate the plan of ownership and occupancy of said common interest community to be established in said Declaration;
- (c) To levy and collect assessments from the members and to use the proceeds thereof for the purposes of the common interest community;
- (d) To carry insurance pertinent to the ownership, use and maintenance of the property, as well as on any personal property of the corporation, exclusive of any coverage for contents and personal effects belonging to any of the members, to collect all premiums and charges for the same from the members, to use, reimburse, or expend the proceeds for the rebuilding, repair, renovation, rehabilitation, and/or replacement of any loss or damage to any of the above property, as provided for in more pertinent detail in the Declaration and Bylaws;

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- (e) To contract for and employ persons, firms or corporations to assist in the management, operation, maintenance and administration of said common interest community;
- (f) To make and enforce reasonable regulations concerning the use and enjoyment of said common interest community;
- (g) To acquire, own, hold, lease, mortgage, convey or dispose of any real or personal property and to borrow money or issue evidences of indebtedness in furtherance of any or all of the within objects, and to secure the same by mortgages, pledge or other liens, subject to limitations contained in the Declaration;
- (h) In general, to enter into any kind of activity, to make and perform any contract and to exercise all powers necessary, incidental or convenient to the administration, management, maintenance, repair, replacement and operation of said common interest community and to the accomplishment of any of the purposes thereof,
- (i) To do anything required of or permitted to it as the administrator and operator of said common interest community; or as the association of owners by the Minnesota Common Interest Ownership Act (Chapter 515B of Minnesota Statutes) and any further laws amendatory thereof and supplementary thereto, and by the Declaration and Bylaws, as amended from time to time; and
- (j) To exercise such other powers and to do such other things required of or permitted to it which are consistent with the foregoing purposes and which are afforded to a non-profit corporation by the Minnesota Non-Profit Corporation Act (Chapter 317A of Minnesota Statutes) and any further laws amendatory thereof and supplementary thereto.

ARTICLE III

No Pecuniary Gain

This corporation is formed exclusively for purposes for which a corporation may be formed under the Minnesota Non-Profit Corporation Act (Chapter 317A of Minnesota Statutes), as required by the Minnesota Common Interest Ownership Act (Chapter 515B of Minnesota Statutes), as amended, and accordingly, this corporation does not and shall not, incidentally or otherwise, afford pecuniary gain to its members, directors or officers; provided, however, that this corporation may pay to its members, directors and officers out-of-pocket expenses incurred in the performance of their duties, may lease and purchase from, sell to, and otherwise deal with its members, directors and officers and others in respect of real and personal property situated in Wright County, Minnesota, and may hire e.g., accountant or attorney, and shall have the power to own, encumber and sell property as permitted by the Minnesota Common Interest Ownership Act (Chapter 515B of Minnesota Statutes).

ARTICLE IV

Duration of Corporate Existence

The period of duration of the existence of this corporation shall be perpetual.

ARTICLE V

Registered Office

The registered office of the corporation shall be located at:

13736 NE Johnson Street
Ham Lake, MN 55304

ARTICLE VI

Dissolution

In the event of dissolution of this corporation, all of its then assets shall be distributed in accordance with the provisions of Minn. Stat. 317A.701.

ARTICLE VII

Incorporator of the Corporation

The name and address of the sole incorporator of the corporation, who is a natural person of full age, is as follows: Ernest F. Peake, Leonard, O'Brien, Wilford, Spencer & Gale, Ltd., 100 South Fifth Street, Suite 1200, Minneapolis, Minnesota 55402.

ARTICLE VIII

Board of Directors

The first Board of Directors shall consist of three (3) natural persons, of full age, who shall serve until his or her successors have been duly elected and have qualified. The names and addresses of the persons comprising the first Board of Directors are as follows:

<u>NAME</u>	<u>ADDRESS</u>
Donald V. Jensen	13736 NE Johnson Street Ham Lake, MN 55304
Kent Roessler	13736 NE Johnson Street Ham Lake, MN 55304

Patricia Pratt

13736 NE Johnson Street
Ham Lake, MN 55304

ARTICLE IX

No Personal Liability

Members, directors and officers of this corporation shall not be personally liable to any extent whatsoever for corporate obligations.

ARTICLE X

No Capital Stock

This corporation shall have no capital stock, either authorized or issued.

ARTICLE XI

No Corporate Seal

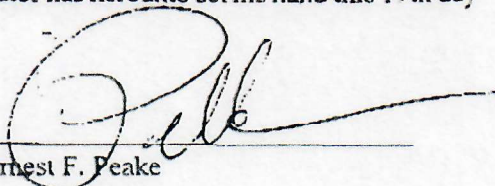
This corporation shall have no corporate seal.

ARTICLE XII

Amendment

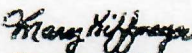
Until the period of Declarant Control as set forth in the Declaration has expired, an amendment to these Articles shall be considered adopted upon its receiving a unanimous vote of the Board of Directors at a meeting thereof, notice of which containing the proposed amendment having been given to each said directors at least one (1) day prior to said meeting. After the period of Declarant Control has expired, an affirmative vote of at least seventy-five percent (75%) of the total voting power of the Association, as that term is defined in the Bylaws, at any regular, special or annual meeting of the Association.

IN WITNESS WHEREOF, the undersigned incorporator has hereunto set his hand this 19th day of December, 2000.


Ernest F. Peake

STATE OF MINNESOTA
DEPARTMENT OF STATE
FILED

DEC 20 2000


Secretary of State