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NE Sec of State John A Gale - CORP AP

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 WESTWOOD ASSOCIATION, INC.
 Filed: 10/26/1971 12:00 AM

Articles of Incorporation
 of
 Westwood Association, Inc.
 Omaha

Filing 2.00
 Recording 3.00

perpetual

R.A.
 John W. Delehant
 2400 So. 72nd Ave.
 Omaha

Receipt No. B-86724

STATE OF NEBRASKA: SS
 SECRETARY'S OFFICE | OCT 26 1971
 Received and filed for record
 and recorded on film roll No. 45
Miscellaneous at page 16-48

Allen J. Beckman
 Secretary of State
 By [Signature]

INDEXED
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ARTICLES OF INCORPORATION

KNOW ALL MEN BY THESE PRESENTS, that we, the undersigned, have associated ourselves together for the purpose of forming and becoming a nonprofit corporation under the laws of the State of Nebraska, and for that purpose do hereby adopt these Articles of Incorporation:

FIRST: The name of this corporation shall be
WESTWOOD ASSOCIATION, INC.

SECOND: The principal office or place of business of the corporation is to be located in Omaha, Douglas County, Nebraska. The name of the initial ~~resident~~^{SECRETARY} agent of said corporation is John W. Delehant, and his address is 2400 South 72 Avenue, Omaha, Nebraska, which is the initial registered office of the corporation.

THIRD: The corporation shall have one or more classes of members as may be determined by the By-Laws which shall also designate the manner of election or appointment and the qualifications and rights of the members of each class.

FOURTH: The corporation shall not have or issue shares of stock. No dividend shall be paid and no part of the income of the corporation shall be distributed to its members, directors or officers. The corporation shall have all powers authorized to nonprofit corporations by the laws of Nebraska.

FIFTH: The names and places of residence of each of the incorporators of this corporation are as follows:

| <u>Names</u> | <u>Residences</u> |
|-------------------|--------------------------------------|
| Richard E. Croker | 215 South 86 Street, Omaha, Nebraska |
| John W. Delehant | 6608 Farnam Street, Omaha, Nebraska |

SIXTH: The purposes for which the corporation is organized are as follows:

1. To engage in the civic non-profit work of maintaining and keeping in good repair, on a non-profit basis, condominium housing projects so as to assist in providing safe, decent and well-maintained housing for residents of Douglas County, Nebraska.

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2. To exercise all of its corporate powers for such charitable, benevolent, eleemosynary, educational, civic, patriotic and cultural purposes as the corporation's directors shall designate from time to time.

SEVENTH: This corporation shall commence its existence upon the issuance of its Certificate of Incorporation by the Nebraska Secretary of State, and the corporation shall have perpetual existence thereafter.

EIGHTH: The private property of the members shall not be subject to the payment of corporate debts to any extent whatever.

NINTH: The management of this corporation shall be vested in a Board of not less than three (3) Directors (also known as administrators) to be elected as provided in the By-Laws, and in a President, Vice-President, Secretary and Treasurer to be elected as provided in the By-Laws. Any two offices, except those of President and Secretary, may be held by one person. The By-Laws may provide for additional offices and directors. The annual meeting of the members and directors shall be held on the date set out in the By-Laws.

Until the first annual election of directors, the first Board of Directors shall be three in number and shall consist of the following:

| <u>Name</u> | <u>Address</u> |
|----------------------|---------------------------------------|
| Millard R. Seldin | 2314 Kent Circle, Omaha, Nebraska |
| Theodore M. Seldin | 12608 Martha Street, Omaha, Nebraska |
| Stanley C. Silverman | 1005 North 67 Avenue, Omaha, Nebraska |

TENTH: The Board of Directors may make and adopt the original By-Laws and from time to time may alter, amend or repeal any By-Laws.

ELEVENTH: The corporation reserves the right to amend, alter, change or repeal any provisions contained in these Articles

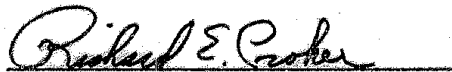
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of incorporation in the manner now or hereafter prescribed by statute, and all rights herein conferred upon members or others are granted subject to this reservation.

EXECUTED this 22nd day of October, 1971.


Richard E. Croker


John W. Delehant

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