



ARTICLES OF INCORPORATION

OF

THE ARLINGTON AT DUNDEE PROPERTY OWNERS ASSOCIATION, INC.

The undersigned natural person of majority age, acting as the incorporator of a nonprofit corporation under the Nebraska Nonprofit Corporation Act ("Act"), adopts the following Articles of Incorporation for such corporation:

ARTICLE I

The name of the corporation shall be:

THE ARLINGTON AT DUNDEE PROPERTY OWNERS ASSOCIATION, INC.

ARTICLE II

This corporation is a mutual benefit corporation.

ARTICLE III

The corporation shall have perpetual existence.

ARTICLE IV

The corporation is formed pursuant to the Declaration and Master Deed creating the The Arlington at Dundee Condominium Regime for the purpose of acting as the unit owners association as provided therein and for all other purposes allowed by law.

ARTICLE V

The corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation in the manner now and hereafter permitted by law, and all rights conferred upon members herein are granted subject to this reservation.

ARTICLE VI

Upon dissolution of the corporation, the Board of Directors shall, after making provision for payment of all liabilities of the corporation, distribute all assets of the corporation to any successor corporation or if there is no successor corporation pro rata to the members.

ARTICLE VII

The Corporation will be managed by the Board of Directors comprised of no fewer than three persons selected as provided in the Bylaws, and which shall have the powers and responsibilities of the Board of Directors under the Act.

ARTICLE VIII

The address of the corporation's initial registered office is 13220 California Street, Suite 400, Omaha, Nebraska 68154-5228, and the name of the initial registered agent at such address shall be Michael D. Matejka.

ARTICLE IX

The name and street address of the incorporator is as follows:

Thomas Rohan
4907 Davenport Street
Omaha, NE 68132

ARTICLE X

The corporation shall have members.

Dated this 26 day of December, 2005.



THOMAS ROHAN, Incorporator