

**ARTICLES OF INCORPORATION OF  
WESTIN HILLS TOWNHOME OWNERS ASSOCIATION**

In compliance with the requirements of the Nebraska Nonprofit Corporation Act, the undersigned, all of whom are of full age, have this day voluntarily associated themselves together for the purpose of forming a corporation not for profit and do hereby certify:

**ARTICLE I  
Name**

The name of the corporation is Westin Hills Townhome Owners Association, hereafter called the "Association."

**ARTICLE II  
Mutual Benefit Corporation**

The Association is a mutual benefit corporation.

**ARTICLE III  
Principal Office**

The principal office of the Association is located at 14002 "L" Street, Omaha, Nebraska 68137.

**ARTICLE IV  
Registered Agent and Office**

Chad Larsen, is hereby appointed the initial registered agent of this Association and the registered office of the Association is located at 14002 "L" Street, Omaha, Nebraska 68137.

**ARTICLE V  
Purpose and Powers of the Association**

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for maintenance, preservation and architectural control of the residence Lots within that certain tract of property described as:

Lots 24 through 59, inclusive, Westin Hills, and Lots 1 through 16, Westin Hills Replat I.

and to promote the health, safety and welfare of the residents within the above-described property and of the homes situated on the above-described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association for this purpose 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 that certain Declaration of Covenants, Conditions and Restrictions, hereinafter called the "Declaration," applicable to the property and recorded or to be recorded in the

Office of the Register of Deeds of Douglas County, Nebraska and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length:

b. fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; 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;

c. 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;

d. borrow money; and with the assent of two-thirds (2/3) of the members mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

e. participate in mergers and consolidations with other nonprofit corporations organized for the same purposes or annex additional residential property, provided that any such merger, consolidation or annexation shall have the assent of two-thirds (2/3) of the members of the Association;

f. have and to exercise any and all powers, rights and privileges which a corporation organized under the Non-Profit Corporation Law of the State of Nebraska by law may now or hereafter have or exercise.

## ARTICLE VI Membership

Every person or entity who is a record owner of a fee or undivided fee interest in any Lot which is subject by covenants or record to assessment by the Association, including contract sellers, 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. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment by the Association.

## ARTICLE VII Voting Rights

The Association shall have two classes of voting membership:

Class A. Class A members shall be all Owners, with the exception of the Declarant, and shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any Lot.

Class B. The Class B member(s) shall be the Declarant (as defined in the Declaration), and shall be entitled to three (3) votes for each Lot owned. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs earlier:

- (a) when the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership; or
- (b) on June 1, 2002.

**ARTICLE VIII**  
**Board of Directors**

The affairs of this Association shall be managed by a Board of three (3) Directors, who need not be members of the Association or be Owners. The number of directors may be changed by amendment of the By-Laws of the Association. The names and addresses of the persons who are to act in the capacity of directors until the selection of their successors are:

<u>NAME</u>	<u>ADDRESS</u>
Ryan Larsen	14002 L Street, Omaha, Nebraska 68137
Chad Larsen	14002 L Street, Omaha, Nebraska 68137
Tom Weinandt	14002 L Street, Omaha, Nebraska 68137

At the first annual meeting the members shall elect one director for a term of one year, one director for a term of two years and one director for a term of three years; and at each annual meeting thereafter the members shall elect one director for a term of three years.

**ARTICLE IX**  
**Dissolution**

The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of the members. 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 agency 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 X**  
**Duration**

The corporation shall exist perpetually.

**ARTICLE XI**  
**Amendments**

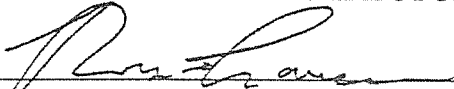
Amendment of these Articles shall require the assent of 75 percent (75%) of the entire membership.

**ARTICLE XII**  
**FHA/VA Approval**

As long as there is a Class B membership, the following actions will require the prior approval of the Federal Housing Administration or the Veterans Administration: annexation of additional properties, mergers and consolidations, and dissolution and amendment of these Articles. There will be no Common Area, therefore, there will be no mortgaging or dedication of Common Area as would require FHA/VA Approval.

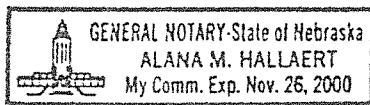
IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Nebraska, we, the undersigned, constituting the incorporators of this Association, have executed these Articles of Incorporation this 20<sup>th</sup> day of July, 1998.

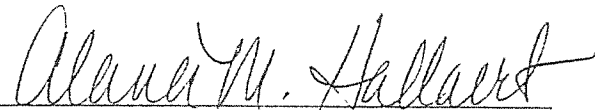
**INCORPORATOR AND DIRECTOR:**

  
\_\_\_\_\_  
Ryan Larsen  
14002 L Street  
Omaha, Nebraska 68137


State of Nebraska     )  
                                  )     ss.  
County of Douglas    )

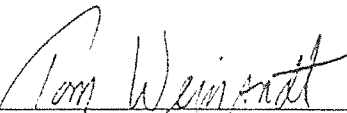
The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of July, 1998 by RYAN LARSEN.



  
\_\_\_\_\_

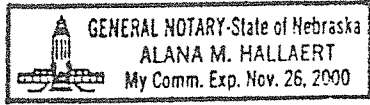
**DIRECTORS:**

  
\_\_\_\_\_  
Chad Larsen

  
\_\_\_\_\_  
Tom Weinandt

State of Nebraska )  
 )  
County of Douglas ) ss.

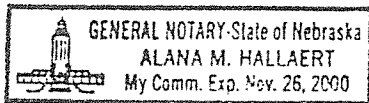
The foregoing instrument was acknowledged before me this 20 day of July,  
1998 by Chad Larsen.



Alana M. Hallaert

State of Nebraska )  
 )  
County of Douglas ) ss.

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of July,  
1998 by Tom Weinandt.



Alana M. Hallaert