

Articles of Incorporation

of

Millard Business Center Condominium Property Owners Association

Omaha

Perpetual

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RA  
Fran H. Kulig  
11306 Davenport Street  
Omaha, NE 68154

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OFFICE OF SECRETARY OF STATE }  
STATE OF NEBRASKA } s s

FILED AND RECORDED

MAY 2 1983

S/N ALLEN J. BEERMANN  
SECRETARY OF STATE

FILM ROLL 83-14 PAGE 153

ARTICLES OF INCORPORATION

OF

MILLARD BUSINESS CENTER CONDOMINIUM  
PROPERTY OWNERS ASSOCIATION

The undersigned natural persons of the age of twenty-one years or more, acting as incorporators of a corporation under the Nebraska Non-Profit Corporation Act, hereby adopts the following Articles of Incorporation for such corporation.

ARTICLE I.  
NAME

The name of this Corporation shall be the Millard Business Center Condominium Property Owners Association.

ARTICLE II.  
DURATION

The period of the Corporation's duration is perpetual.

ARTICLE III.  
PURPOSES

The Corporation does not contemplate pecuniary gain or profit to its members. The purposes for which this Corporation is organized are the following:

(a) To maintain, preserve, operate, provide architectural and other controls, repair, replace and administer to the common elements of the Millard Business Center Condominium Property Regime and to execute and enforce the terms and provisions of the Master Deed and Declaration of Covenants, Conditions and Restrictions for the Millard Business Center Condominium Property Regime;

(b) To promote the health, safety and welfare of the residents of the Millard Business Center Condominium Property Regime within the property described in the Master Deed and Declaration of Covenants, Conditions and Restrictions for the Millard Business Center Condominium Property Regime;

(c) To exercise all of the powers and privileges and perform all of the duties and obligations of the Corporation as set forth in the Master Deed and Declaration of Covenants,

Conditions and Restrictions for the Millard Business Center Condominium Property Regime as the same may be amended from time to time;

(d) To fix, levy, collect and enforce the payment of charges or assessments made pursuant to the terms of the Master Deed and Declaration of Covenants, Conditions and Restrictions for the Millard Business Center Condominium Property Regime;

(e) To have and exercise any and all powers, rights and privileges which a corporation organized under the Nebraska Non-Profit Corporation laws of the State of Nebraska may now or hereafter have or exercise.

ARTICLE IV.  
INITIAL REGISTERED OFFICE AND  
INITIAL REGISTERED AGENT

The street address of the initial registered office of the Corporation is 11306 Davenport Street, Omaha, Nebraska and the initial registered agent at such address is Frank H. Kulig.

ARTICLE V.  
BOARD OF DIRECTORS

The Board of Directors of the Corporation shall consist of three (3) Directors, and the names and street addresses of the persons who are to serve as the initial Directors are:

Elliott Gosch  
11322 Davenport Street  
Omaha, Nebraska 68154

Thomas L. Coppi  
11322 Davenport Street  
Omaha, Nebraska 68154

Rosalee A. Gosch  
11322 Davenport Street  
Omaha, Nebraska 68154

ARTICLE VI.  
MEMBERSHIP

Every person or entity who is, or hereafter becomes, a co-owner of fee or undivided fee interest in, or interest under any installment sales contract covering any Apartment within the Millard Business Center Condominium Property Regime

as shown on the records of the Register of Deeds, Douglas County, Nebraska, shall be a member of the Corporation. Membership shall be appurtenant to and may not be separated from ownership of any Apartment within the Millard Business Center Condominium Property Regime. Each Apartment shall be entitled to the number of votes assigned to it in the Master Deed and Declaration of Covenants, Conditions and Restrictions for the Millard Business Center Condominium Property Regime on all matters coming before the membership of the Corporation, which votes shall be cast by such Apartment co-owners or their proxies in accordance with the By-Laws of the Corporation.

ARTICLE VII.  
DISSOLUTION

The Association may be dissolved with the consent given in writing of co-owners owning not less than two-thirds (2/3) of the Total Basic Value of the Millard Business Center Condominium Property Regime as shown in the Master Deed and Declaration of Covenants, Conditions and Restrictions for the Millard Business Center Condominium Property Regime.

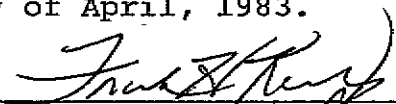
ARTICLE VIII.  
AMENDMENTS

These Articles of Incorporation may be amended with the consent given in writing and signed by co-owners of Apartments of the Millard Business Center Condominium Property Regime representing not less than sixty-six and two-thirds percent (66 2/3%) of the Total Basic Value of the Millard Business Center Condominium Property Regime as set forth in the Master Deed and Declaration of Covenants, Conditions and Restrictions for the Millard Business Center Condominium Property Owners Association.

ARTICLE IX.  
NAMES AND ADDRESSES  
OF INCORPORATORS

The name and address of the Incorporators are Frank H. Kulig and James E. Lang, 11306 Davenport Street, Omaha, Nebraska 68154.

DATED this 2<sup>nd</sup> day of April, 1983.

  
\_\_\_\_\_  
Frank H. Kulig, Incorporator

  
\_\_\_\_\_  
James E. Lang, Incorporator