

ARTICLES OF INCORPORATION OF:  
VALLEY OF THE PINES COMMUNITY ASSOCIATION, INC.

ARTICLE I - NAME

The name of the Corporation is:  
VALLEY OF THE PINES COMMUNITY ASSOCIATION, INC.

ARTICLE II - PURPOSES

The purposes for which the Corporation is formed are:  
TO PROMOTE GOOD RELATIONS AND HARMONIOUS RELATIONSHIPS BETWEEN OWNERS AND RESIDENTS OF LOTS IN THE VALLEY OF THE PINES; TO CARE FOR, MAINTAIN, AND CLEAN ALL ROADS IN THE SUBDIVISION KNOWN AS VALLEY OF THE PINES AND ALL ADDITIONAL AREAS PLATTED THERETO, WITHIN THE JURISDICTION OF THIS ASSOCIATION; TO PROVIDE FOR THE REMOVAL OF SNOW FROM ALL SAID ROADS; TO PROVIDE FOR THE CUTTING OF WEEDS; TO OWN, OPERATE, AND MAINTAIN ALL PARK AND COMMON AREAS SPECIFIED AND DESIGNED IN SAID SUBDIVISION, TO IMPOSE ANNUAL MAINTENANCE FEES UPON THE OWNERS OF LOTS IN SAID SUBDIVISION; WHICH SAID FEES, EXCEPT FOR THOSE LOTS OWNED BY THE DEVELOPER, MEISTER DEVELOPMENT CORP., SHALL CONSTITUTE A LIEN UPON EACH LOT, INFERIOR ONLY TO TAXES, ASSESSMENTS AND BONA FIDE MORTGAGES THEREON; TO ENHANCE THE PROTECTIVE COVENANTS AND RESTRICTIONS AFFECTING THE SUBDIVISION KNOWN AS VALLEY OF THE PINES AND ALL PLATTED ADDITIONS THERETO AS PROVIDED IN THE RECORDED PLAT OF SAID SUBDIVISION AS THE SAME IS RECORDED IN THE OFFICES OF THE STEUBEN COUNTY RECORDER; TO HAVE, CONDUCT, PARTICIPATE IN AND OTHERWISE PROMOTE SOCIAL FUNCTIONS, EDUCATIONAL FUNCTIONS, AND RECREATIONAL FUNCTIONS FOR, ON BEHALF OF, AND BETWEEN THE RESIDENTS OF THE VALLEY OF THE PINES, AND OTHER SUBDIVISIONS PLATTED THERETO; AND TO HAVE AND POSSESS ALL OTHER POWERS AND AUTHORITIES NOW AND HEREAFTER CONFERRED UPON NOT-FOR-PROFIT CORPORATIONS BY THE STATE OF INDIANA.

ARTICLE III - PERIOD OF EXISTENCE

The period during which the corporation shall continue is PERPETUAL.

ARTICLE IV - RESIDENT AGENT AND PRINCIPAL OFFICE

Section 1. Resident Agent. The name and address of the Resident Agent in charge of the Corporation's principal offices is ROBERT L. MEISTER, 6010 EAST STATE, FORT WAYNE, INDIANA 46815.

\*\* NOTE: James W. Burns Attorney at Law, 213 West Maumee St. Angola, IN 46703 has been designated as our resident agent. **(Changed 7-13-02)**

ARTICLE V - MEMBERSHIP

THE OWNERS OF EACH AND EVERY LOT IN THE SUBDIVISION KNOWN AS VALLEY OF THE PINES IN STEUBEN COUNTY, INDIANA AND ADDITIONAL PLATTED AREAS THERETO SHALL BE MEMBERS OF THIS ASSOCIATION. AN OWNER IS DEFINED AS THE FEE SIMPLE TITLE OWNER OF SAID LOT, TO INCLUDE DEVELOPER, AND IN THE EVENT OF A CONTRACTUAL SALE OF REAL ESTATE OF ONE OF THE LOTS IN SAID SUBDIVISION BY DEVELOPER, TO A THIRD PARTY, SAID CONTRACTUAL BUYER IS TO BE THE OWNER OF SAID LOT FOR THE PURPOSES OF THE COMMUNITY ASSOCIATION, OR SO LONG AS SAID PURCHASER IS CURRENT IN THE OBLIGATIONS IMPOSED BY THE CONTRACT TO PURCHASE REAL ESTATE. EACH OWNER OF A LOT IN THE VALLEY OF THE PINES OR TRANSCRIPTION OF THE ARTICLES OF INCORPORATION AS APPROVED AND FILED MARCH 13, 1978 - LARRY A. CONRAD, SECRETARY OF THE STATE OF INDIANA.

ADDITIONAL AREAS PLATTED THERETO, INCLUDING DEVELOPER, SHALL BE ENTITLED TO ONE (1) VOTE.

ARTICLE VI - DIRECTORS

Section 1. Number of Directors. The initial Board of Directors is composed of 3 members. If the exact number of Directors is not stated, the minimum number shall be 3 and the maximum number shall be 12. Provided, however, that the exact number of directors shall be prescribed from time to time in the By-laws of the Corporation; and provided further that under no circumstances shall the minimum number be less than three (3).

Section 2. Name and Post Office Addresses of the Directors. The name and post office addresses of the initial Board of Directors are:

ROBERT L. MEISTER	4401 OLD MILL RD.	FORT WAYNE, IN 46807
DEANNA MEISTER	4401 OLD MILL RD.	FORT WAYNE, IN 46807
SUZANNE MCGARRITY	6010 EAST STATE RD.	FORT WAYNE, IN 46815

ARTICLE VII - INCORPORATOR(S)

Section 1. Name and Post Office Addresses. The name and post office address (es) of the incorporator(s) of the Corporation is (are) as follows:

ROBERT L. MEISTER	4404 OLD MILL RD.	FORT WAYNE, IN 46807
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ARTICLE VIII - STATEMENT OF PROPERTY (IF ANY)

A statement of property and an estimate of the value thereof, to be taken over by this corporation at or upon its incorporation are as follows:

THE PROPERTY AND ASSETS WHICH WILL BE COMING INTO THE HANDS OF THE CORPORATION SUBSEQUENT TO ITS INCORPORATION WILL BE THE ANNUAL MAINTENANCE FEES TO BE CHARGED TO LOT OWNERS IN THE VALLEY OF THE PINES, WHICH SHALL BE IN THE AMOUNT OF \$120.00 PER YEAR, WHICH SAID ANNUAL MAINTENANCE FEE IS PROVIDED FOR IN THE PLAT OF SAID ADDITIONS AND WHICH FURTHER PROVIDES THAT SAID MAINTENANCE FEES AND DESIGNATED AS A LIEN UPON THE LOTS INFERIOR ONLY TO TAXES, ASSESSMENTS AND BONA FIDE MORTGAGES THEREON. THE COMMUNITY ASSOCIATION WILL ALSO BE RECEIVING TITLE AND OWNERSHIP OF THE COMMUNITY AREAS OF THAT SUBDIVISION KNOWN AS VALLEY OF THE PINES IN STEUBEN COUNTY, INDIANA.

Estimated value of the common areas above mentioned is \$76,305.00.

ARTICLE IX - PROVISIONS FOR REGULATION AND CONDUCT OF AFFAIRS OF CORPORATION (CAN BE THE "BY-LAWS")

Other provisions, consistent with the laws of this state, for the regulation and conduct of the affairs of this corporation, and creating, defining, limiting or regulating the powers of this corporation, of the directors or of the members or any class or classes of members are as follows:

- (1) THE CORPORATION SHALL BE GOVERNED BY ITS BOARD OF DIRECTORS AND IN ACCORDANCE WITH THE PROVISIONS OF THE BY-LAWS OF THE CORPORATION AS ADOPTED OR AS AMENDED FROM TIME TO TIME.
  - (2) UNLESS OTHERWISE PROVIDED FOR IN THE BY-LAWS OF THE CORPORATION, DIRECTORS SHALL BE ELECTED TO SERVE FOR A TERM OF TWO (2) YEARS.
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The undersigned, being one or more persons, do hereby adopt these Articles of Incorporation representing before hand to the Secretary of State of Indiana and all persons whom it may concern that a membership list of lists of the above named corporation for which a Certificate of Incorporation is hereby applied for, have heretofore been opened in accordance with the law and that at least three (3) person have signed such membership list.

A TRANSCRIPTION OF THE ARTICLES OF INCORPORATION AS APPROVED AND FILED  
MARCH 13, 1978 - LARRY A. CONRAD, SECRETARY OF THE STATE OF INDIANA.  
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In witness whereof, I the undersigned do hereby execute these Articles of Incorporation and certify the truth of the facts herein stated this 28th day of February, 1978.

Robert L Meister (signed)

Notary Acknowledgment (required)

State of Indiana  
County of Allen

Before me, Stephen E. Lewis, a Notary Public in and for said county and State, personally appeared the above incorporator(s) and (severally) acknowledged the execution of the foregoing Articles of Incorporation.

Stephen E. Lewis (signed}  
My Commission expires 11/24/81

Witness my hand a Notarial Seal this 28th day of February, 1978.

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Transcription Notes:

Original Document approved: 13 March 1978  
Transcription: 25 August 1988  
Retype of Transcription: 4 November 1996

No amendments or changes to the 1988 transcribed Articles of Incorporation are known to exist as of this date.

4 Nov 1996.  
James W. Rowe  
President, VOP Board of Directors

Designated resident agent was changed from Don Wyatt to Jim Burns on 13 July 2002.

Kenneth E. Lewis  
President, VOP Board of Directors

Transcription Notes:

Original document approved: 13 March 1978  
Transcription: 25 August 1988  
Retype of transcription (J. Rowe, President) 4 November 1996

Retype of transcription (C. Hudec, Treasurer)

22 May 2011