

126979  
Pottawattamie

ARTICLES OF INCORPORATION

OF

TURNBRIDGE HOMEOWNERS ASSOCIATION

The undersigned, acting as incorporator of a corporation organized under the Iowa Non-Profit Corporation Act, Chapter 504A of the 1987 Code of Iowa, hereby adopts the following Articles of Incorporation for such corporation.

ARTICLE I

The name of this corporation is TURNBRIDGE HOMEOWNERS ASSOCIATION, and the same is organized under the provisions of Chapter 504A of the 1987 Code of Iowa.

ARTICLE II

This corporation shall commence its existence upon the issuance of an appropriate Certificate of Incorporation by the Secretary of State of the State of Iowa and shall continue perpetually thereafter until dissolved by the members or otherwise as provided by law.

ARTICLE III

Section 1. The particular purpose and objective of the corporation is to provide an entity for the management of the affairs of and to act as the council of co-owners for that certain horizontal property regime created and submitted pursuant to the provisions of Chapter 499B, Code of Iowa, known as "TURNBRIDGE CONDOMINIUMS" and to be located on all or certain portions of the following described real estate situated in Council Bluffs, Pottawattamie County, Iowa, to-wit:

A parcel of land situated in the South Half of Section 15, Township 74 North, Range 44 West of the 5th Principal Meridian, Pottawattamie County, Iowa; Commencing at the Center of said Section 15 and then at the following courses and distances: Thence N 89° 28' 05" E 87.00', Thence S 0° 10' 54" E 220.00', Thence S 89° 28' 05" W 87.00', Thence S 89° 59' 15" W 233.00', Thence N 0° 10' 54" W 220.00', Thence N 89° 59' 15" E 233.00' to the true point of beginning. Said parcel of land contains 1.61 acres more or less.

The corporation shall have all powers and purposes granted or implied to a council of co-owners under the provisions of Chapter 499B, Code of Iowa, and as are granted or implied by the Declaration of Condominium establishing said condominium regime, and all of such powers shall likewise constitute lawful purposes of the corporation.

Section 2. As and if further lands are submitted to the same horizontal property regime, this corporation shall likewise serve the same function and exercise the same powers and purposes with respect to the affairs of the regime as thus enlarged.

Section 3. The purposes of this corporation are exclusively not for private profit or gain and no part of the activities shall consist of carrying on political propaganda or otherwise attempting to influence legislation, and the corporation shall make no distributions of income to its members, directors or officers.

#### ARTICLE IV

The address of the initial registered office of this corporation is 201 First National Bank Bldg., P. O. box 457, Council Bluffs, Iowa 51503, and the name of its initial registered agent at such address is A. W. Tauke.

#### ARTICLE V

The number of directors constituting the initial Board of Directors of the corporation is five (5), and the names and addresses of the persons who are to serve as the initial directors are:

<u>NAME</u>	<u>ADDRESS</u>
Melvin McIntosh	106 Kanesville Blvd. Council Bluffs, Iowa 51503
Craig McIntosh	106 Kanesville Blvd. Council Bluffs, Iowa 51503
Timothy McIntosh	106 Kanesville Blvd. Council Bluffs, Iowa 51503
Cy Moore	106 Kanesville Blvd. Council Bluffs, Iowa 51503
Gordon Scott	205 Knepper Council Bluffs, Iowa 51503

The initial Board of Directors shall not be subject to removal until their terms expire as provided in the Bylaws and thereafter a director may be removed from office at a special meeting of the members of the corporation in such manner as may be provided in the Bylaws.

#### ARTICLE VI

The initial Bylaws of this corporation shall be adopted by its initial Board of Directors and the power to thereafter alter, amend or repeal the same or adopt new Bylaws is reserved to the



members or the Board of Directors as provided in the Bylaws of the corporation.

#### ARTICLE VII

Persons or entities owning condominium apartments submitted to the regime shall be the members of the corporation, all of which and the rights and obligations thereof shall be governed by the provisions of the Bylaws. The voting rights of the members shall be fixed, limited, enlarged or denied to the extent specified in the Bylaws provided there shall be as many votes entitled to be cast with respect to the affairs of the corporation, including amendments, dissolution and other determinations authorized by statute as there have been ownership units submitted to and existing within the regime, and each member shall be entitled to cast as many of such votes as there are ownership units appurtenant to the apartment(s) owned by such member, all as established by the Declaration of Condominium as amended or supplemented submitting lands and apartments to the regime.

#### ARTICLE VIII

In the event of liquidation, assets remaining for distribution, if any, to the members shall be distributed in accordance to the proportionate share of ownership units of each member existing in the condominium regime as determined by the Declaration of Condominium as amended or supplemented and/or the Bylaws of the corporation.

#### ARTICLE IX

Articles V, VI and VII of these Articles of Incorporation cannot be amended and any purported amendment in conflict with or contrary to the provisions of the Declaration of Condominium as amended or supplemented submitting lands and apartments to the regime shall be void and of no force and effect.

#### ARTICLE X

The name and address of the sole incorporator is:

NAME

ADDRESS

A. W. Tauke

201 First National Bank Bldg.  
P. O. Box 457  
Council Bluffs, Iowa 51502

IN WITNESS WHEREOF, the sole incorporator has caused this instrument to be signed on its behalf this 24th day of March, 1988.

  
A. W. Tauke, Incorporator

(ACKNOWLEDGMENT ON NEXT PAGE)

STATE OF IOWA

POTTAWATTAMIE COUNTY

) SS

On this 24 day of March, 1988, before me, the undersigned, a Notary Public in and for said county and state, personally appeared A. W. Tauke to me known to be the identical person named in and who executed the within and foregoing instrument and acknowledged that he executed the same as his voluntary act and deed.

R. A. [Signature]  
Notary Public



OFFICE OF THE SECRETARY OF STATE DES MOINES, IOWA			
This instrument recorded in Book _____	Page <u>March 25</u>	19 <u>88</u>	
Expires <u>per</u>	Com No. <u>C093806</u>	Expiry No. _____	
Filed by <u>Richard D. Crawl, Jr. (att) P.O. Box, Council Bluffs, IA</u>	_____		
Filing Fee <u>\$20.00</u>	Recording Fee _____	_____	

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