

Articles of Incorporation

of

Candlewood Home Owners Association,
Inc.

Omaha

Filing \$2.00
Recording 3.00

Perpetual

R.A.
Mark L. Laughlin
711 First Natl. Bank Bldg.
Omaha, Nebr. 68102

Receipt No. C-31346

STATE OF NEBRASKA } SS
SECRETARY'S OFFICE } JUL 13 1973
Received and filed for record
and recorded on film roll No. 69
Misc Inc at page 565

Gillian J. Beermann
Secretary of State
By W. Schreiner

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1204-568

ARTICLES OF INCORPORATION

OF

CANDLEWOOD HOME OWNERS ASSOCIATION, INC.

The undersigned natural persons of the age of twenty-one (21) years or more acting as incorporators under the Nebraska Nonprofit Corporation Act, as amended, do hereby adopt these Articles of Incorporation:

ARTICLE I

NAME: The name of the corporation is Candlewood Home Owners Association, Inc.

ARTICLE II

DURATION: The period of duration of the corporation is perpetual beginning with and following the filing of these Articles of Incorporation in the office of the Secretary of State of Nebraska and the issuing by such officer of a Certificate of Incorporation.

ARTICLE III

PURPOSES AND POWERS: The purposes for which the corporation is organized are, in general without any part of the net earnings inuring to the private benefit of its members, to promote and sustain their social welfare and otherwise provide for their health, pleasure, recreation, safety and other nonprofitable interests by acquiring, maintaining, operating, contributing to the acquisition, maintenance, or operation of, or otherwise making available for use any one or more area entrances or entry structures, swimming pools, tennis courts, and any other recreational equipment, facilities, grounds, or structures, by providing weed and other actual or potential nuisance abatement or control, security service, and other community services, by providing for insurance of and exterior maintenance on the homes located on the Properties (provided that such insurance premiums not applicable to common areas shall be specially assessed against the individual lots) by exercising architectural control and securing compliance with or enforcement of applicable covenants, easements, restrictions, and similar limitations, by fixing and collecting or abating dues or other charges for financing its operations, by delegating by contract or otherwise to any other corporation or entity the general responsibility for administration and executive management of its affairs, and by undertaking any one or more other activities appropriate, convenient, or necessary to promote or sustain any such interest, to acquire by purchase or otherwise, hold for investment or otherwise, or dispose of for profit or otherwise

any interest in or species of personal or real property wherever located, and to engage in any other venture for the mutual nonprofitable interests of its members for which a corporation may be organized under the Nebraska Nonprofit Corporation Act, as amended; and, for the effectuation of its purposes, the powers of the corporation include without limitation all powers as now or hereafter permitted by applicable law to be exercised by a nonprofit corporation and the power to do or perform to the fullest extent as might a natural person any act appropriate, convenient, or necessary to its purposes and not forbidden by applicable law to be done or performed by a nonprofit corporation.

ARTICLE IV

MEMBERS: Each person accepted for a period or from period to period by the corporation in the manner set out in its By-Laws and each contract purchaser or owner of any residential lot in Candlewood Addition, a subdivision in Douglas County, Nebraska, as surveyed, platted and recorded, or any residential lot or townhouse lot or dwelling unit within the limits of any other real property accepted for inclusion, and by agreement, covenant, or otherwise required to be included, in membership is or becomes at the commencement, remains for the duration, and ceases to be upon the termination of such period or interest a member of the corporation subject individually and personally to its power in the manner set out in its By-Laws to fix and collect or abate partly or wholly dues and other charges, to establish membership classes, to impose disciplinary measures by denial of membership privileges partly or wholly or otherwise for failure to pay such dues or charges or for otherwise improper action or conduct, and to regulate voting rights by denial or extension thereof partly or wholly to any member or membership class; but no member has any individual or personal liability or other responsibility for any of the debts or other obligations of the corporation or property in or title to any of its personal or real property.

ARTICLE V

REGISTERED OFFICE AND AGENT: Subject to change from time to time as permitted by applicable law, the street address of the initial registered office of the corporation is 711 First National Bank Building, Omaha, Nebraska 68102; and subject to change in like manner, the name of its initial registered agent at such address is Mark L. Laughlin.

ARTICLE VI

DIRECTORS AND OFFICERS: The affairs of the corporation are managed by a board of not fewer than five directors or of such greater or other number of directors as permitted by

applicable law and from time to time determined in the manner set out in its By-Laws and by a president, a vice president, a secretary, a treasurer, and such one or more other officers or assistants thereto as from time to time found to be appropriate, convenient, or necessary for the management of its affairs; and until the election or appointment and the qualification of their respective successors, the directors comprising the initial Board of Directors of the corporation are five in number whose names and respective street addresses are: D. W. Mossman, 1221 South 121st Plaza, #314, Omaha, Nebraska; Janice S. Mossman, 1221 South 121st Plaza, #314, Omaha, Nebraska; F. W. Beeler, 1340 South 90th, Omaha, Nebraska; Ardis J. Beeler, 1340 South 90th, Omaha, Nebraska; and Bruce N. Miller, 620 Meadow Road, Omaha, Nebraska.

ARTICLE VII

INCORPORATORS: The names and respective street addresses of the incorporators of the corporation are Mark L. Laughlin, 1222 South 138th Street, Omaha, Nebraska, and Diann Ericksen, 7106 South 86th Street, Omaha, Nebraska.

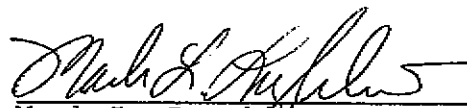
ARTICLE VIII

BYLAWS : The directors of the corporation have authority to adopt its initial By-Laws with any provisions found to be appropriate, convenient, or necessary for the management of its affairs and not inconsistent with applicable law or these Articles of Incorporation and from time to time in the manner set out therein to alter, amend, or revoke all or any part of its By-Laws.

ARTICLE IX

AMENDMENT: The directors of the corporation have authority from time to time in the manner set out in its By-Laws to alter, amend, or revoke all or any part of these Articles of Incorporation.

DATED this 1st day of May, 1973.



Mark L. Laughlin, Incorporator



Diann Ericksen, Incorporator

ZWERNACK & LAUGHLIN,
Attorneys,
711 First National Bank Building
NOTICE OF INCORPORATION
Notice is hereby given of the
incorporation by the undersigned
of a nonprofit nonstock corpora-
tion under the laws of the State
of Nebraska. The name of the
corporation is Candlewood Home
Owners Association, Inc. The ad-
dress of its registered office is
711 First National Bank Building,
Omaha, Nebraska. The purposes
for which the corporation is or-
ganized are, in general without
any part of the net earnings in-
going to the private benefit of its
members, to promote and sustain
their social welfare and other-
wise provide for their health,
pleasure, recreation, safety and
other nonprofitable interests, and
to have and exercise all the pow-
ers granted to nonprofit corpora-
tions by the laws of the State
of Nebraska. The corporation
commenced on July 13, 1973, and
is to have perpetual existence.
The affairs of the corporation
are to be conducted by a Board of
Directors.

MARK L. LAUGHLIN,
DIANN BRICKSEN.

h7-19-3t

RECEIVED

AUG 9 1973

SECRETARY OF STATE

7-13-73
THE DAILY RECORD
OF OMAHA
A. H. HENNINGSEN, Publisher
PROOF OF PUBLICATION

UNITED STATES OF AMERICA,
THE STATE OF NEBRASKA,
DISTRICT OF NEBRASKA,
COUNTY OF DOUGLAS,
CITY OF OMAHA, } ss.

JOHN P. EGLSAER

being duly sworn, deposes and says that he is

ADVERTISING MANAGER

of THE DAILY RECORD, of Omaha, a legal newspaper, printed and
published daily in the English language, having a bona fide paid circula-
tion in Douglas County in excess of 300 copies, printed in Omaha, in said
County of Douglas, for more than fifty-two weeks last past: that the
printed notice hereto attached was published in THE DAILY RECORD,

of Omaha, for.....³.....consecutive weeks, on the same day of each
week, beginning on.....July 19, 1973.....

and ending on.....August 9, 1973.....

That said Newspaper during that time was regularly published and
in general circulation in the County of Douglas, and State of Nebraska.

Publisher's Fee \$ 32.40

Additional Copies

Total - - \$ 32.40

John P. Eglsær
Subscribed in my presence and sworn to
before me this 9 day of
August 1973

Patricia Nelson
Notary Public in and for Douglas County,
State of Nebraska