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ARTICLES OF INCORPORATION
OF
EAGLE CREEK ESTATES HOMEOWNER'S ASSOCIATION

TO: Secretary of State
State of Iowa

ORIGINAL DOCUMENT

I, the undersigned, acting as Incorporator of an Iowa Non-Profit Corporation organized under the Iowa Non-Profit Corporation Act under the provisions of Chapter 504(a) of the 2005 Code of Iowa do hereby adopt the following Articles of Incorporation for such corporation.

ARTICLE I

The name of the Corporation is:

EAGLE CREEK ESTATES HOMEOWNER'S ASSOCIATION

ARTICLE II

The Corporation shall have perpetual duration.

ARTICLE III

The Corporation shall have unlimited power to engage in, and to do, any lawful act concerning any and all lawful business for which Corporations may be organized under this Act, consistent with these Articles of Incorporation.

ARTICLE IV

The express purpose and object of this Corporation is to provide a legally recognized entity to conduct the business and affairs of, and to act as or for the co-owners of that certain Homeowner's Association created and submitted pursuant to the provisions of Chapter 499B of the 2005 Code of Iowa, known as Eagle Creek Estates, as described in certain Declaration of Covenants, Conditions and Restrictions for Eagle Creek Estates Homeowner's Association, and to maintain, preserve, manage, and care for all property submitted to said Homeowner's Association.

ARTICLE V

The Corporation shall have all those powers and purposes granted or implied, other than those stated above, to a counsel of co-owners provided for in Chapter 499B of the 2005 Code of Iowa, and as granted or implied within the Declaration of Covenants, Conditions and Restrictions establishing such Homeowner's Association, all of which power shall constitute lawful purposes of

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this Corporation.

ARTICLE VI

The express purposes of this Corporation are exclusively not for private profit or gain, and no part of its activity shall constitute the carrying on of political propaganda or otherwise attempting to influence legislation, and the Corporation shall make no distributions of income, profits, or earnings to its members, directors, or officers, or for their benefit.

ARTICLE VII

The address of the initial registered office of the corporation 204 8th Street S.E., Altoona, Iowa 50009, and the name of its initial Registered Agent at such address is R. Bradley Skinner.

ARTICLE VIII

The number of Directors constituting the Board of Directors shall be no more than five (5). The sole director constituting the initial Board of Directors shall be:

Terry Warren
803 8th Street S.W.
Altoona, Iowa 50009

When control passes pursuant to the Bylaws for Eagle Creek Estates Homeowner's Association to additional Owners of Lots, the number of Board of Directors shall increase by the number of Lots sold. No more than one (1) owner of a Lot shall be named to the Board of Directors.

ARTICLE IX

Persons or entities owning property units which have been submitted to the Homeowner's Association shall be members of this Corporation, all of which rights and obligations thereof shall be governed by the provisions of the Bylaws of the Homeowner's Association where applicable. The voting rights of members shall be fixed, limited, and denied to the extent specified in the Bylaws, provided that there shall be as many votes entitled to be cast with respect to the affairs of the Corporation, including amendments, dissolutions, or other determinations authorized by statute as there are voting unites appurtenant to the unit or units owned by such member or members, all as established by the By-laws and exhibits and amendments thereto, submitting land and units to the Homeowner's Association.

ARTICLE X

Any judgements or other liens to be satisfied by this Corporation shall be so satisfied, discharged, released, or assigned by any one of the officers of the Corporation.

ARTICLE XI

In the event of dissolution of the Corporation, the assets shall be liquidated and distributed to the members in accordance with their proportionate share of ownership units, as specified in the Bylaws.

ARTICLE XII

The members, directors, and officers of the Corporation and their respective private properties shall not be liable for, or subjected to, debts, obligations, actions, and undertakings of the Corporation.

ARTICLE XIII

These Articles may be amended solely by Eagle Creek Estates Homeowner's Association at any time prior to its sale of all units to third parties. Thereafter, amendments shall require the consent of seventy-five percent (75%) of the entire membership. All amendments to the Articles of Incorporation shall not conflict with or contradict any of the provisions contained in the By-laws and its attachments and amendments thereto. Any conflicting or contradictory amendments hereto shall be void.

Dated at Altoona, Iowa this 20th day of MARCH, 2006.

EAGLE CREEK ESTATES HOMEOWNER'S ASSOCIATION

Terry Warren

By: Terry Warren

Its: Incorporator

STATE OF IOWA)

) ss.

POLK COUNTY)

Now on this 20th day of MARCH, 2006, before me a Notary Public in and for the State of Iowa, personally appeared Terry Warren, to me known to be the person named in and who executed the above and foregoing Articles of Incorporation and acknowledged that he executed the same as his voluntary act and deed.



Sara J. Hagan
NOTARY PUBLIC IN AND FOR
STATE OF IOWA

FILED
IOWA
SECRETARY OF STATE

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