

**ARTICLES OF INCORPORATION
OF
PATIO HOMES OF THE LUTHERAN HOME ASSOCIATION**

The undersigned, of full age, for the purpose of forming a nonprofit corporation under the provisions of Chapter 317A, Minnesota Statutes, the Minnesota Non-Profit Corporation Act, and laws amendatory thereof, does adopt the following Articles of Incorporation:

**ARTICLE I
Name**

The name of the corporation shall be Patio Homes of The Lutheran Home Association (hereinafter called the "Association").

**ARTICLE II
Registered Office**

The registered office of the Association is 611 West Main Street, Belle Plaine, Minnesota 56011.

**ARTICLE III
Incorporator**

The name and address of the incorporator forming this corporation is:

Glenn R. Kessel
80 South 8th Street, Suite 1800
Minneapolis, MN 55402-2123

**ARTICLE IV
Purposes and Powers**

This corporation is formed for the purpose of constituting and acting as the association of unit owners within the meaning of the Minnesota Common Interest Ownership Act, Minnesota Statutes, Sections 515B.1-101 to 515B.4-118, as amended (the "Act"), for Patio Homes of The Lutheran Home Association, a condominium to be duly formed under the Act upon land located in Scott County, Minnesota. The purposes shall include, but not be limited to, the following:

- (a) To maintain, manage and administer the affairs and property of Patio Homes of The Lutheran Home Association, and of the condominium;
- (b) To exercise the powers set forth in Minnesota Statutes, Section 515B.3-102;
- (c) To do any and all acts and things required or permitted to be done by, and to have and to exercise any and all powers, rights and privileges which are granted to an association of

unit owners by the Minnesota Common Interest Ownership Act, the Declaration, the Bylaws, and to a nonprofit corporation under the Minnesota Nonprofit Corporation Act, as amended; and

(d) To act as a "residential real estate management association" within the meaning of Section 528 of the Internal Revenue Code of 1986, as amended.

ARTICLE V

Duration

The duration of this corporation shall be perpetual.

ARTICLE V

Membership

(a) The corporation shall be a membership corporation without certificates or stock.

(b) The qualification of members, the different classes of membership, if any, the manner of their admission to the corporation, the property, voting and other rights and privileges of the members, and their liability to pay dues and assessments and the method of collection thereof, shall be as set forth in the Bylaws and the Declaration.

(c) Except for the initial Bylaws which shall be adopted by the first Board, the power to adopt, amend or repeal the Bylaws is reserved for the members.

ARTICLE VI

Board of Directors

(a) The business and affairs of the corporation shall be conducted, managed and controlled by a Board of Directors.

(b) The number and method of election and term of office, removal and filling of vacancies shall be as set forth in the Bylaws. The Board may delegate such operating authority to such companies, individuals or committees as it, in its discretion, may determine.

(c) Any action required or permitted to be taken at a Board meeting may be taken by written action signed by the number of directors that would be required to take the same action at a meeting of the Board at which all directors are present, except as to actions requiring member approval, which shall be signed by all of the directors.

ARTICLE VII

No Personal Liability

No member, director or officer of the Association shall have any personal liability for any obligation of the Association.

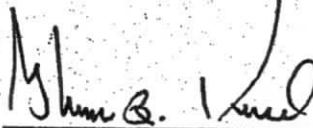
ARTICLE VIII
Dissolution

The corporation may be dissolved only as provided in the Declaration, the Bylaws and by the laws of the State of Minnesota.

ARTICLE IX
Amendments

These Articles may be amended as provided in the Minnesota Nonprofit Corporation Act; provided, however, that such amendments may neither conflict with the Declaration nor impair or dilute any rights of the members that are governed by the Declaration.

IN WITNESS WHEREOF, I have hereunto set my hand this 16th day of January, 1998.



Glenn R. Kessel