

Articles of Incorporation
of
Indian Hills Villas Association, Inc.

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Omaha
Perpetual

Filing 5.00
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R.A.
Irving B. Epstein
Suite 200
222 So. 72nd St.
Omaha, Nebraska 68114

Receipt No. C 40129

STATE OF NEBRASKA
RECORDED
FEB 17 1980
RECORDED BY: [unclear]
at page 473

Wm. J. [unclear]
Secretary of State

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ARTICLES OF INCORPORATION
OF
INDIAN HILLS VILLAS ASSOCIATION, INC.

The undersigned natural persons of the age of twenty-one 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 "Indian Hills Villas 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 its 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 non-profitable interest by acquiring and maintaining or contributing to the acquisition and maintenance of common or jointly shared fire, extended coverage, and other insurance, by exercising architectural control and securing compliance with or enforcement of applicable covenants, easements, restrictions, and similar limitations, by providing general exterior maintenance, repairs, and services, security service, weed and other actual or potential nuisance abatement or control, and other community services, by fixing and collecting or abating dues or other charges for financing its operations, by delegating by contract or otherwise to any other Nebraska nonprofit corporation or other professional manager 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 non-profitable 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 for its purposes and not forbidden by applicable law to be done or performed by a nonprofit corporation.

Article IV

Members: Each owner of an apartment in Indian Hills Villas Condominium Property Regime located upon Lots 66, 121, 122 and 123, Indian Hills Village, Douglas County, Nebraska, shall be a member of the corporation. A member of the corporation is 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 of 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 Suite 200, 222 South 72nd Street, Omaha, Nebraska 68114; and subject to change in a like manner, the name of its initial registered agent at such address is Irving B. Epstein.

Article VI

Directors and Officers: The affairs of the corporation are managed by a board of not fewer than three directors (who shall be members or spouses of members of the corporation) 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 three in number whose names and respective street addresses are:

Irvin Gendler, 1112 North 13th Street, Omaha, Nebraska
H. Lee Gendler, 11128 John Galt Boulevard, Omaha, Nebraska
Carol J. Gendler, 11128 John Galt Boulevard, Omaha, Nebraska

Article VII

Incorporators: The names and respective street addresses of the incorporators of the corporation are:

Irvin Gendler, 1112 North 13th Street, Omaha, Nebraska
H. Lee Gendler, 11128 John Galt Boulevard, Omaha, Nebraska

Article VIII

By-Laws: 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: October 7, 1980.



Incorporator



Incorporator