

To be filed with the secretary of State

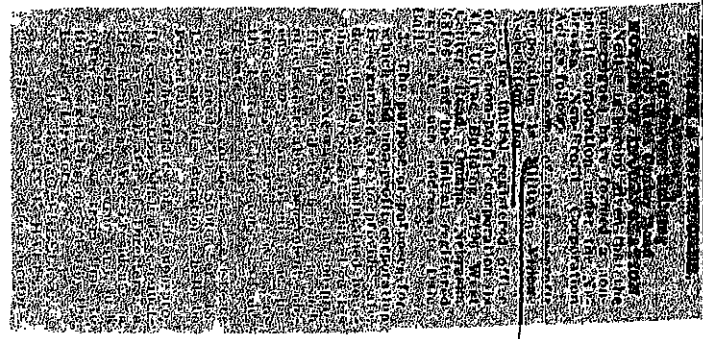
9-18-73

M

SECRETARY OF STATE  
CORPORATION DIVISION

OCT 16 1973

RECEIVED



**THE DAILY RECORD**  
OF OMAHA  
**PROOF OF PUBLICATION**

UNITED STATES OF AMERICA,  
The State of NEBRASKA,  
DISTRICT OF NEBRASKA,  
COUNTY OF DOUGLASS,  
CITY OF OMAHA,

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 circulation 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 Sept. 25, 1973

and ending on Oct. 16, 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 \$ 45.00  
Additional Copies  
Total \$ 45.00

John P. Eglsaer  
Subscribed in my presence and sworn to before me this 16 day of Oct. 19 1973  
Notary Public in and for Douglas County, State of Nebraska  
*John P. Eglsaer*

683

## Page 2

## ARTICLES OF INCORPORATION

OF

## THE MILLTOWN VILLAGE ASSOCIATION, INC.

KNOW ALL MEN BY THESE PRESENTS, that we, the undersigned, acting as incorporators of this Corporation under the Nebraska Nonprofit Corporation Act, do hereby adopt these Articles of Incorporation for said Corporation:

1. Name. The name of this Corporation is THE MILLTOWN VILLAGE ASSOCIATION, INC.

2. Duration. The period of the duration of the Corporation is perpetual.

3. Purposes. The purposes for which the Corporation is organized are as follows:

a. To engage in the civic non-profit work of maintaining and keeping in good repair, on a non-profit basis, condominium housing projects so as to assist in providing safe, decent, and well-maintained housing for residents in Douglas County, Nebraska.

b. To exercise all of its corporate powers for such charitable, benevolent, eleemosynary, educational, civic, patriotic and cultural purposes as the Corporation's directors shall designate from time to time.

4. Property of Members. The private property of the members shall not be subject to the payment of corporate debts to any extent whatever.

5. Membership. The Corporation shall have one or more classes of members as may be determined by the By-Laws which shall also designate the manner of election or appointment and the qualifications and rights of the members of each class.

6. Powers and Restrictions. The Corporation shall have all powers authorized to non-profit corporations by the laws of the State of Nebraska, including, but not limited to, powers of indemnification as set forth in the Nebraska Nonprofit Corporation Act. No part of the net earnings of the Corporation shall inure to the benefit of or be distributable to its directors, officers, or other private persons, except that the Corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the

680

~~1861~~

## Page 3

purposes set forth in Paragraph 3 above. The Corporation shall not have or issue shares of stock and shall pay no dividends. The Corporation may amend or alter these Articles or its By-Laws as provided by law and in the manner set forth in its By-Laws.

7. Initial Registered Address and Agent. The principal office or place of business of the Corporation is to be located in Douglas County, Nebraska. The name of the initial Registered Agent of the Corporation is Dale Ball and his address is 414 Univac Building, 7100 West Center Road, Omaha, Nebraska 68106, which is the initial Registered Office of the Corporation.

8. Directors. The management of this Corporation shall be vested in a Board of at least three (3) Directors (also known as Administrators) to be elected as provided in the By-Laws, and in a President, Vice President, Secretary and Treasurer to be elected as provided in the By-Laws. Any two offices, except those of President and Secretary or President and Vice President, may be held by one person. The By-Laws may provide for additional officers and Directors. The annual meeting of the members and Directors shall be held on the date set out in the By-Laws.

At any regular or special meeting of members, any one or more of the Directors may be removed with or without cause by a vote of members holding a majority of the value of the Condominium Regime, using the percentages set forth in Paragraph VI of the Master Deed; provided that the Director shall be given an opportunity to be heard at said meeting; and, provided further, that the limitations provided for in the By-Laws shall be observed.

Until the first annual election of Directors, the first Board of Directors shall be three in number and shall consist of the following:

Dale Ball	Sylvia Ball	Joseph D. Yager
414 Univac Building	414 Univac Building	414 Univac Building
7100 West Center Road	7100 West Center Road	7100 West Center Road
Omaha, Nebraska 68106	Omaha, Nebraska 68106	Omaha, Nebraska 68106

9. Incorporators. The names and addresses of the incorporators are as follows:

Roy G. Breeling	Mary K. Matten
140 Univac Bldg.	140 Univac Bldg.
7100 West Center Road	7100 West Center Road
Omaha, Nebraska 68106	Omaha, Nebraska 68106

~~1662~~ 681

10. Voting Members. The Corporation members shall have voting rights as set forth in the By-Laws.

Dated this 17th day of September, 1973.

Roy G. Breeling  
Roy G. Breeling

Incorporator

Mary K. Hatten  
Mary K. Hatten

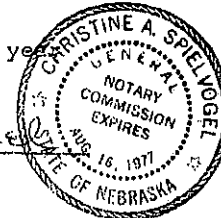
Incorporator

STATE OF NEBRASKA )  
                          ) ss.  
COUNTY OF DOUGLAS )

On this 17th day of September, 1973, before me, the undersigned, a Notary Public, duly commissioned and qualified in said county, personally came Mr. Roy G. Breeling to me known to be the identical person whose name is affixed to the foregoing instrument and acknowledged the same to be his voluntary act and deed.

Witness my hand and notarial seal the day and year last above written.

Christine A. Spielvogel  
Notary Public



STATE OF NEBRASKA )  
                          ) ss.  
COUNTY OF DOUGLAS )

On this 17th day of September, 1973, before me, the undersigned, a Notary Public, duly commissioned and qualified in said county, personally came Mis. Mary K. Hatten to me known to be the identical person whose name is affixed to the foregoing instrument and acknowledged the same to be her voluntary act and deed.

Witness my hand and notarial seal and the day and year last above written.

Christine A. Spielvogel  
Notary Public



1863 682