

ARTICLES OF INCORPORATION  
OF  
SIX CORNERS HOMEOWNERS ASSOCIATION, INC.

The undersigned, acting as the incorporator of a nonprofit corporation under the Nebraska Nonprofit Corporation Act (the "Act") hereby adopts the following Articles of Incorporation:

ARTICLE I  
NAME

The name of the corporation (hereinafter the "Corporation") is Six Corners Homeowners Association, Inc.

ARTICLE II  
MUTUAL BENEFIT CORPORATION

The Corporation is a mutual benefit corporation.

ARTICLE III  
DURATION

The Corporation shall have perpetual existence.

ARTICLE IV  
PRINCIPAL OFFICE

The principal office of the Association is located at 11773 S Hwy 6, Suite 10, Gretna, Nebraska 68028.

ARTICLE V  
REGISTERED OFFICE AND AGENT

The street address of the initial registered office of the Corporation is 11773 Hwy 6, Suite 10, Gretna, Nebraska 68028, and the name of its initial registered agent at such address is Kathy R. Betts.

ARTICLE VI  
ORGANIZATION AND PURPOSE

The purpose of the Corporation is to promote the health, safety, and welfare of the owners of lots legally described in the Declaration of Covenants and Restrictions of Six Corners, recorded with the Douglas County Register of Deeds, as the same may be amended and restated from time to time as therein provided (the "Declaration"), and to perform all duties assigned to the Corporation under the Declaration, including the provision of services to the owners of said lots.

ARTICLE VII  
CORPORATE OPERATING REQUIREMENT

(a) No part of the net earnings of the Corporation shall inure to the benefit of any director, officer, or Member of the Corporation, or any private individual (except reasonable compensation may be paid for services rendered to the Corporation affecting one or more of its purposes), and no director or officer of the Corporation, or any private individual shall be entitled to share in the distribution of any of the corporate assets on dissolution of the Corporation.

(b) Upon dissolution of the Corporation, or the winding up of its affairs, the assets of the Corporation shall be distributed exclusively to any nonprofit Corporation, association, trust, or other organization devoted to purposes similar to those for which this Corporation was created.

ARTICLE VIII  
PURPOSE AND POWERS

The Corporation shall have the powers conferred upon nonprofit corporations by the Nebraska Nonprofit Corporation Act and all powers and duties necessary and appropriate to accomplish the purposes and administer the affairs of the Corporation.

The Corporation does not contemplate pecuniary gain or profit either to it or to the members thereof, and the specific purposes for which it is formed are to provide for the maintenance, preservation and architectural control of the Improvements (as defined in the Declaration (defined below)) and Common Areas (as defined in the Declaration) within the Six Corners Subdivision, which may be amended from time to time to include multiple phases of the development and additional lots and outlots; and to operate and promote the development as a first class commercial office and retail center and any additions thereto as may hereafter be brought within the jurisdiction of this Association, and for this purpose to:

- (a) Exercise all of the powers and privileges and to perform all the duties and obligations of the Association as set forth in the Declaration of Covenants, conditions, restrictions and Easements for Six Corners, hereinafter called the "Declaration," applicable to the property and recorded in the Office of the Register of Deeds of Sarpy County, Nebraska and as the same may be amended from time to time s therein provided, said Declaration being incorporated therein as if set forth at length; and
- (b) Have and exercise any and all powers, rights and privileges which a corporation organized under the Act as amended from time to time.

ARTICLE IX  
MEMBERSHIP AND VOTING

The Corporation will have Members. Each Owner of a Lot shall be a Member of the Association and shall be entitled to all the rights of membership and to one vote for each Lot in

which the interest requisite for membership is held. No more than one vote shall be cast with respect to any Lot.

ARTICLE X  
AMENDMENTS

Amendment of these Articles shall require the affirmative vote of the holders of two-thirds of the cumulative total voting rights.

ARTICLE XI  
INDEMNIFICATION

Directors and officers of the Association shall be indemnified to the fullest extent now or hereafter permitted by law in connection with any actual or threatened action or proceeding (including civil, criminal, administrative or investigative proceedings) arising out of their service to the association or to another organization at the Association's request. Persons who are not directors or officers of the Association may be similarly indemnified in respect of such service to the extent authorized at any time by the Board of Directors. The provisions of this Article shall be applicable to actions or proceedings commenced after the adoption hereof, whether arising from acts or omission occurring before or after the adoption hereof, and to persons who have ceased to be directors, officers or employees and shall inure to the benefit of their heirs, executors and administrators.

ARTICLE XII  
INCORPORATOR

The name and address of the incorporator is Clay M. Rogers, 3555 Farnam Street, Suite 1000, Omaha, Nebraska, 68131.

DATED: June 7, 2023.

  
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Clay M. Rogers, Incorporator