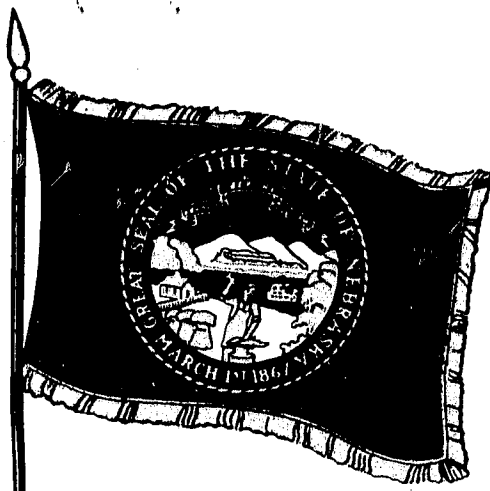


9210

STATE OF

NEBRASKA



United States of America, }  
State of Nebraska } SS.

Department of State

I, Allen J. Beermann, Secretary of State of the  
State of Nebraska do hereby certify that

the attached is a true and correct copy of  
the Articles of Incorporation of

REGENT HEIGHTS HOMEOWNERS ASSOCIATION, INC.

with its registered office located in Lincoln,  
Nebraska, as filed and recorded in this  
office on April 1, 1991.

I further certify that said corporation  
is in good standing as of this date.

In Testimony Whereof,

I have hereunto set my hand and  
affixed the Great Seal of the State  
of Nebraska.

Done at Lincoln this

first

day of April

in the year of our Lord, one thou-  
sand nine hundred and ninety-one.

*Allen J. Beermann*  
SECRETARY OF STATE

DEPUTY

2  
STATE OF NEBRASKA } SS  
Lancaster County }  
Microfilm for record in the  
Clerks Office in Lincoln  
in said county, the 1 day of April 1991  
at 3:20 o'clock PM, Film No. 91-0275  
Fee Paid \$ 20.00  
*W. Robert Baker*  
County Clerk

APR 1 1991

STATE OF NEBRASKA } SS  
SECRETARY'S OFFICE }  
Received and filed for record 44820  
and recorded on film roll No. 91-6  
at page 916

000275

*Allen J. Beermann*

Secretary of State

ARTICLES OF INCORPORATION OF  
REGENT HEIGHTS HOMEOWNERS ASSOCIATION, INC. By *JVB* 42.00 pd.

The undersigned, acting as incorporators of a Corporation under the Nebraska Non-profit Corporation Act, adopt the following Articles of Incorporation for this Corporation:

FIRST: The name of the Corporation is Regent Heights Homeowners Association, Inc., hereinafter the "Corporation".

SECOND: The period of its duration is perpetual.

THIRD: The objects, purposes and powers of the Corporation shall be to promote the health, safety, and welfare of the residents of the property more particularly described on Exhibit "A" which is attached hereto and incorporated herein by this reference as if fully set forth (the "Property"); to enforce all of the terms, provisions and restrictions of the Protective Covenants (the "Covenants"), applicable to said Property, as the same may now or hereafter be filed with the Register of Deeds of Lancaster County, Nebraska, as amended; to maintain the Commons (as defined in the Covenants), and; to do and perform any and all other acts and duties, permissible or required under the laws of the State of Nebraska for the purposes herein before set forth.

FOURTH: Every person or entity who is or shall become a record owner of a fee or undivided fee interest in any Lot (as defined in the Covenants) located on the Property shall be a Member of the Corporation, provided however, that any such person or entity who holds such interest merely as security for the performance of any obligation shall not be a Member.

FIFTH: Provisions for the regulation of the internal affairs of the Corporation are set forth in the Corporation's By-Laws; there are no provisions for the distribution of assets on dissolution or final liquidation of the Corporation.

SIXTH: The Corporation shall have two (2) classes of Members. The designation of such classes and qualifications and rights of the Members of such classes shall be as follows:

Class A Membership shall include all Members of the Corporation except the Owner (as identified in the Covenants). Each Class A Member of the Corporation shall be entitled to all the rights of Membership and to one vote for each Lot located on the Property which is owned by such Member, provided, however, that no more than one vote shall be cast with respect to any one Lot;

Class B Membership shall include only the Owner (as identified in the Covenants), who shall be entitled to 2 votes

000275

for each Lot located on the Property which is owned by the Owner; provided, however, that for each Lot sold by the Owner to any Class A Member, the number of votes entitled to be cast by the Class A Member shall be reduced by 2.

SEVENTH: The Board of Directors, by affirmative vote of 2/3 of all Members of the Board, may suspend a Member for cause after an appropriate hearing any may, by a majority vote of the Board of Directors at any regularly constituted meeting, suspend the membership of any Member who shall be in default in the payments of any annual or special assessment for the period fixed by the Corporation's By-Laws.


EIGHTH: Membership in the Corporation is not transferable or assignable; Membership shall be appurtenant to and may not be separated from ownership of any Lot, and ownership of such Lot shall be the sole qualification for membership.

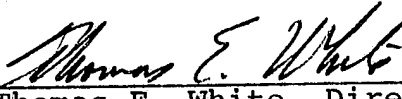
NINTH: The address of the initial registered office of the Corporation is Suite 310, 1235 "K" Street, LIncoln, Nebraska 68508, and the name of its initial registered agent at such address is John C. Brager.

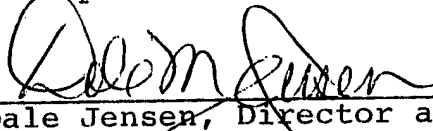
TENTH: The number of directors constituting the initial Board of Directors of the Corporation is three, and the name and address of the person or persons who will serve as initial directors is: John C. Brager, Suite 310, 1235 "K" Street, Lincoln, NE 68508; Thomas E. White, Suite 310, 1235 "K" Street, LIncoln, NE 68508, and; Dale Jensen, 47 Bishop Square, Lincoln, NE 68502.

ELEVENTH: The name and address of each incorporator is: John C. Brager, Suite 310, 1235 "K" Street, Lincoln, NE 68508; Thomas E. White, Suite 310, 1235 "K" Street, Lincoln, NE 68508, and; Dale Jensen, 47 Bishop Square, Lincoln, NE 68502.

DATED this 28<sup>th</sup> day of March, 1991.

  
\_\_\_\_\_  
John C. Brager, Director and  
Incorporator

  
\_\_\_\_\_  
Thomas E. White, Director and  
Incorporator

  
\_\_\_\_\_  
Dale Jensen, Director and  
Incorporator



4  
Exhibit "A"

00275

LEGAL DESCRIPTION

A TRACT OF LAND COMPOSED OF LOTS 1 THROUGH 4 AND LOTS 13 THROUGH 16 CASTLETON ADDITION, LOT 51 I.T., A PORTION OF LOT 74 I.T., A PORTION OF 78TH STREET ROW, AND A PORTION OF BALDWIN AVENUE ROW, ALL LOCATED IN THE N 1/2 OF SECTION 15 TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6TH. PM LANCASTER COUNTY NEBRASKA, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE NW CORNER OF SAID LOT 51 I.T., SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING, THENCE NORTH 88 DEGREES 55 MINUTES 19 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 51 I.T. A DISTANCE OF 985.40 FEET TO THE NE CORNER OF SAID LOT 51 I.T., THENCE SOUTH 0 DEGREES 00 MINUTES 50 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 51 I.T. A DISTANCE OF 1322.56 FEET TO THE SE CORNER OF SAID LOT 51 I.T., THENCE SOUTH 16 DEGREES 05 MINUTES 05 SECONDS EAST, A DISTANCE OF 91.87 FEET TO A POINT, THENCE SOUTH 6 DEGREES 18 MINUTES 22 SECONDS EAST, A DISTANCE OF 97.32 FEET TO A POINT, THENCE SOUTH 0 DEGREES 30 MINUTES 47 SECONDS WEST, A DISTANCE OF 60.86 FEET TO A POINT, THENCE SOUTH 7 DEGREES 56 MINUTES 24 SECONDS WEST, A DISTANCE OF 111.39 FEET TO A POINT, THENCE SOUTH 16 DEGREES 26 MINUTES 09 SECONDS WEST, A DISTANCE OF 85.64 FEET TO A POINT, THENCE SOUTH 22 DEGREES 22 MINUTES 52 SECONDS WEST, A DISTANCE OF 73.62 FEET TO A POINT, THENCE SOUTH 27 DEGREES 14 MINUTES 06 SECONDS WEST, A DISTANCE OF 87.93 FEET TO A POINT, THENCE SOUTH 40 DEGREES 25 MINUTES 51 SECONDS WEST, A DISTANCE OF 94.71 FEET TO A POINT, THENCE SOUTH 54 DEGREES 22 MINUTES 48 SECONDS WEST, A DISTANCE OF 94.71 FEET TO A POINT, THENCE SOUTH 68 DEGREES 19 MINUTES 45 SECONDS WEST, A DISTANCE OF 94.71 FEET TO A POINT, THENCE SOUTH 19 DEGREES 57 MINUTES 17 SECONDS WEST, A DISTANCE OF 51.21 FEET TO A POINT, THENCE SOUTH 0 DEGREES 00 MINUTES 35 SECONDS WEST, A DISTANCE OF 531.54 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 74 I.T., THENCE SOUTH 89 DEGREES 19 MINUTES 08 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 74 I.T. A DISTANCE OF 170.01 FEET TO THE SE CORNER OF LOT 75 I.T., THENCE NORTH 0 DEGREES 00 MINUTES 35 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 75 I.T. A DISTANCE OF 567.86 FEET TO A POINT, THENCE SOUTH 89 DEGREES 19 MINUTES 08 SECONDS WEST, A DISTANCE OF 500.04 FEET TO A POINT ON THE WEST LINE OF SAID LOT 74 I.T., THENCE NORTH 0 DEGREES 00 MINUTES 35 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 74 I.T. A DISTANCE OF 721.13 FEET TO A POINT ON THE SOUTH LINE OF BALDWIN AVE. ROW, THENCE SOUTH 89 DEGREES 30 MINUTES 05 SECONDS WEST, ALONG THE SOUTH ROW LINE OF SAID BALDWIN AVE. A DISTANCE OF 110.00 FEET TO A POINT, THENCE NORTH 0 DEGREES 01 MINUTES 23 SECONDS EAST, A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTH ROW LINE OF SAID BALDWIN AVE., THENCE SOUTH 89 DEGREES 30 MINUTES 05 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOTS 16 THROUGH 13 CASTLETON ADDITION A DISTANCE OF 1205.61 FEET TO THE SW CORNER OF SAID LOT 13, THENCE NORTH 0 DEGREES 05 MINUTES 05 SECONDS EAST, ALONG THE WEST LINE OF LOTS 13 AND 4 CASTLETON ADDITION A DISTANCE OF 1260.28 FEET TO THE NW CORNER OF SAID LOT 4, THENCE NORTH 89 DEGREES 39 MINUTES 57 SECONDS EAST, ALONG THE NORTH LINE OF LOTS 4 THROUGH 1 CASTLETON ADDITION A DISTANCE OF 1314.23 FEET TO THE NE CORNER OF SAID LOT 1, THENCE NORTH 0 DEGREES 01 MINUTES

Exhibit "A"

000275

23 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 51 I.T. A DISTANCE OF 33.01 FEET TO THE PLACE OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 86.74 ACRES MORE OR LESS.

NOTE: It is specifically acknowledged, agreed and understood that the above and foregoing legal description includes Regent Heights Addition to Lincoln, Lancaster County, Nebraska.

*further described as Lots 1 thru 11, inclusive, and Outlot "B", Regent Heights Addition, Lincoln, Lancaster County, Nebraska (for reference purposes)*

BLUCK  
~~NO BLUCKS~~  
CODE  
CASTLETON + REGIME  
CHECKED  
VS  
ENTERED  
TMC  
EDITED  
Co

LANCASTER COUNTY, NEBR.

Dan Galo  
REGISTER OF DEEDS

91 APR -1 PM 3:47

ENTERED ON  
NUMERICAL INDEX  
FILED FOR RECORD AS:

\$36<sup>00</sup>

INST. NO. 91 9210

STSPd