

STATE OF

1964

NEBRASKA



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

Department of State

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

SOUTHRIDGE CONDOMINIUM REGIME NUMBER FIVE, INC.

filed Articles of Incorporation with its
registered office located in Omaha,
Nebraska, in this office as a nonprofit

Recorded corporation on May 11, 1990.

General

Numerical

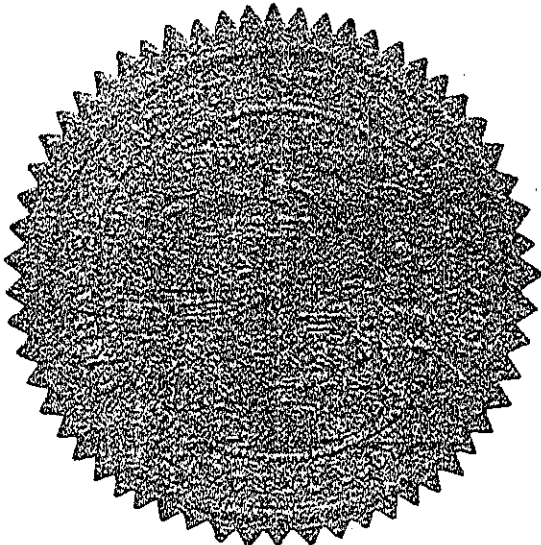
Photostatic

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

FILED
90 MAY 16 AM 8:34
CHARLOTTE L. LUTHER
WASHINGTON COUNTY CLERK
BLAIR, NEBR.

STATE OF WASHINGTON COUNTY OF WASHINGTON SS 1325
ENTERED IN NUMERICAL INDEX AND FILED FOR RECORD
THIS 16th DAY OF May A.D. 1990
AND RECORDED IN BOOK
185-199-199
Charlotte L. Luther
County Clerk

In Testimony Whereof,



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

Done at Lincoln this

eleventh

day of May

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

Allen J. Beermann
SECRETARY OF STATE

DEPUTY

1964

1974

1 1 1990

STATE OF NEBRASKA }
SECRETARY'S OFFICE } SS

ARTICLES OF CONDOMINIUM INCORPORATION OF

SOUTHRIDGE CONDOMINIUM REGIME NUMBER FIVE, INC.

Received and filed for record
and recorded on film roll No. 90-9 of page 90e

Allen J. Beerman
Secretary of State

THE UNDERSIGNED hereby associate themselves for the purpose of forming a corporation not for profit under Chapter 76-802 et seq., Nebraska State Statutes, and certify as follows: *ag*

ARTICLE I.

The name of the corporation shall be Southridge Condominium Regime Number Five, Inc., and shall hereinafter be referred to as the "Corporation."

ARTICLE II.

1(a). A condominium known as Southridge Condominium Property Regime V has been constructed on certain land located in Washington County, State of Nebraska, more particularly described as:

Tax Lot Two Hundred Twenty-Four (224),
Section Thirteen (13), Township Eighteen
(18) North, Range Eleven (11) East of
the 6th p.m., City of Blair, Washington
County, Nebraska;

hereinafter called the "Land."

1(b). Purpose: A not for profit organization. The Corporation is organized to provide a means of administering the condominium by the owners thereof and to do all things necessary to attain said purpose as permitted by law.

2. The documents creating the condominium are to be recorded in the Public Records of Washington County, State of Nebraska.

3. The Corporation shall make no distribution of income to its members, directors or officers.

ARTICLE III.

The powers of the Corporation shall be governed by the following provisions:

1. The Corporation shall have the common law and statutory powers of a corporation not for profit which are not in conflict with the terms of these Articles.

2. The Corporation shall have all the powers granted to the "Association" by Chapter 76-802 et seq.

3. The Corporation shall have all of the powers granted to it in the Declaration of Condominium of Southridge Condominium Regime Owners, Inc., when said Declaration is recorded in the Public Records of Washington County, State of Nebraska.

ARTICLE IV.

Members

The qualifications of members, the manner of their admission and voting by such members shall be as follows:

1. All unit owners shall be members of the Corporation and no other person or entities shall be entitled to membership.

2. Members in the Corporation shall be established by the recording in the Public Records of Washington County, Nebraska, State of Nebraska, of a deed or other instrument establishing a

1974

1984

change of record title to a condominium parcel in the condominium and the notification in writing to the Corporation of the recording information, the new owner designated by such instrument thereby becoming a member of the Corporation. The membership of the prior owner shall thereby terminate.

3. The share of a member in the funds and assets of the Corporation cannot be assigned, pledged or transferred in any manner except as an appurtenance to the individual condominium unit.

4. Members of the Corporation shall be entitled to one vote for each unit owned by such member. Voting rights will be exercised in the manner provided by the By-Laws of the Corporation.

ARTICLE V.
Directors

1. The affairs of the Corporation will be managed by a Board of not less than three nor more than eight directors, as shall be determined by the By-Laws.

2. Directors of the Corporation shall be appointed or elected at the annual meeting of the members in the manner set out in the By-Laws. Directors may be removed and vacancies on the Board of Directors shall be filled as set out in the By-Laws.

3. The names and addresses of the members of the first Board of Directors who shall hold office until their successors are elected and have qualified are as follows:

a. Mr. Daniel Potthoff
b. Sharron L. Potthoff
5750 North 70th Street
Lincoln, NE 68507

c. Mr. Kenneth Cameron
634 Lakeview Circle
Rio Rancho, NM 87124

4. The registered agent and office will be as follows:
Patrick L. Tripp, 159 North 72nd Street, Omaha, Nebraska 68114.

ARTICLE VI.
Indemnification

Every director and officer of the Corporation shall be indemnified by the Corporation against all expenses and liabilities, including counsel fees, reasonably incurred by or imposed upon him in connection with any proceeding to which he may be a party, or in which he may become involved, by reason of his being or having been an officer or director of the Corporation, or any settlement thereof, whether or not he is a director or officer at the time such expenses are incurred, except in such cases wherein the director or officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties, provided that in the event of a settlement the indemnification herein shall apply only when the Board of Directors approves such settlement and reimbursement as being for the best interest of the Corporation. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such directors or officer may be entitled.

ARTICLE VII.
By-Laws

The By-Laws of the Corporation shall be those By-Laws set forth in the aforesaid Declaration of Condominium and may be altered, amended or rescinded in the manner provided by the said By-Laws.

1984

ARTICLE VIII. **1994**
Amendments

Amendments to the Articles of Incorporation shall be adopted in the following manner:

The Articles of Incorporation may be amended at any regular or special meeting of the members of the Corporation called in accordance with the By-Laws by the affirmative vote of a majority of the members. Each member shall have the number of votes specified in Article IV of these Articles.

ARTICLE IX.
Term

The term of the Corporation shall be the life of the condominium unless the Corporation is terminated sooner by the unanimous action of its members. The Corporation shall be terminated by the termination of the condominium in accordance with the condominium documents. The duration will last perpetually.

ARTICLE X.

The name and residences of the subscribers to these Articles of Incorporation are:

Daniel Pötthoff
Sharron Potthoff
5750 North 70th Street
Lincoln, NE 68507

Kenneth Cameron
634 Lakeview Circle
Rio Rancho, NM 87124

IN WITNESS WHEREOF, the subscribers hereto have affixed their signatures this 2nd day of May, 1990.

Kenneth Cameron
KENNETH CAMERON

Daniel Potthoff
DANIEL POTTHOFF

Sharron L. Potthoff
SHARRON L. POTTHOFF

STATE OF NEBRASKA)
COUNTY OF LANCASTER) ss.
WASHINGTON

Before me, a Notary Public qualified for said county, personally came Daniel Potthoff and Sharron L. Potthoff, known to me to be the identical persons who signed the foregoing instrument and acknowledged the execution thereof to be their voluntary act and deed. *County of Lancaster*

WITNESS my hand and notarial seal on this 2nd day of May, 1990.



Leslie J. Watts
NOTARY PUBLIC

NEBRASKA
STATE OF NEW-MEXICO)
COUNTY OF WASHINGTON) ss.

Before me, a Notary Public qualified for said county, personally came Kenneth Cameron, known to me to be the identical person who signed the foregoing instrument and acknowledged the execution thereof to be his voluntary act and deed.

WITNESS my hand and notarial seal on this 2nd day of May, 1990.



Leslie J. Watts
NOTARY PUBLIC