

# ARTICLES OF INCORPORATION

OF

## WINDSOR PARK THIRD HOMEOWNERS ASSOCIATION, INC.

The undersigned incorporators, being natural persons at least 18 years of age, desiring to form a non-profit corporation under Chapter 317A of Minnesota Statutes, known as the "Minnesota Non-Profit Corporation Act," and laws amendatory and supplementary thereof, does hereby make, subscribe and acknowledge the following Articles of Incorporation:

### ARTICLE I

#### Name

The name of the corporation shall be: Windsor Park Third Homeowners Association, Inc.

### ARTICLE II

#### Purpose

This corporation is organized and shall be operated for the general purposes of constituting and acting as the association of owners within the meaning of Chapter 515B of Minnesota Statutes, as amended, commonly known as the "Minnesota Common Interest Ownership Act," upon certain real property situated in the City of Elk River, County of Sherburne, and State of Minnesota. Its specific purposes shall include, but not be limited to, the following:

- (a) To promote, enhance, protect and perfect the community welfare and mutual and collective benefit of all persons, either natural or artificial, hereafter acquiring an interest of whatsoever kind on a common interest community to be hereafter established by the recordation with the Sherburne County Recorder or Registrar of Titles of a certain Declaration (hereinafter "Declaration"), By-laws of this corporation, and Common Interest Community Plat of said common interest community;
- (b) To further, execute, administer, manage, maintain and operate the plan of ownership and occupancy of said common interest community to be established in said Declaration and By-laws;

- (c) To levy and collect assessments from the members and to use the proceeds thereof for the purposes of the common interest community;
- (d) To carry insurance pertinent to the ownership, use and maintenance of the property, as well as on any personal property of the corporation, exclusive of any coverage for contents and personal effects belonging to any of the members, to collect all premiums and charges for the same from the members, to use, reimburse, or expend the proceeds for the rebuilding, repair, renovation, rehabilitation, and/or replacement of any loss or damage to any of the above property, as provided for in more pertinent detail in the Declaration and By-laws;
- (e) To contract for any employ persons, firms or corporations to assist in the management, operation, maintenance and administration of said common interest community;
- (f) To make and enforce reasonable regulations concerning the use and enjoyment of said common interest community;
- (g) To acquire, own, hold, lease, mortgage, convey or dispose of any real or personal property and to borrow money or issue evidences of indebtedness in furtherance of any or all of the within objects, and to secure the same by mortgages, pledge or other liens, subject to limitations contained in the Declaration;
- (h) In general, to enter into any kind of activity, to make and perform any contract and to exercise all powers necessary, incidental or convenient to the administration, management, maintenance, repair, replacement and operation of said common interest community and to the accomplishment of any of the purposes thereof;
- (i) To do anything required of or permitted to it as the administrator and operator of said common interest community; or as the association of owners by the Minnesota Common Interest Ownership Act (Chapter 515B of Minnesota Statutes) and any further laws amendatory thereof and supplementary thereto, and by the Declaration and By-laws, as amended from time to time; and
- (j) To exercise such other powers and to do such other things required of or permitted to it which are consistent with the forgoing purposes and which are afforded to a non-profit corporation by the Minnesota Non-Profit Corporation Act (Chapter 317A of Minnesota Statutes) and any further laws amendatory thereof and supplementary thereto.

### ARTICLE III

#### No Pecuniary Gain

This corporation is formed exclusively for purposes for which a corporation may be formed under the Minnesota Non-Profit Corporation Act (Chapter 317A of Minnesota Statutes), as required by the Minnesota Common Interest Ownership Act (Chapter 515B of Minnesota Statutes), as amended, and accordingly, this corporation does not and shall not, incidentally or otherwise, afford pecuniary gain to its members, directors or officers; provided, however, that this corporation may pay to its members, directors and officers out-of-pocket expenses incurred in the performance of their duties, may lease and purchase from, sell to, and otherwise deal with its members, directors and officers and others in respect of real and personal property situated in Sherburne County, Minnesota, and may hire e.g., accountant or attorney, and shall have the power to own, encumber and sell property as permitted by the Minnesota Common Interest Ownership Act (Chapter 515B of Minnesota Statutes).

### ARTICLE IV

#### Duration of Corporate Existence

The period of duration of the existence of this corporation shall be perpetual.

### ARTICLE V

#### Registered Office

The registered office of the corporation shall be located at: 555 3rd Street NW, Elk River, MN 55330.

### ARTICLE VI

#### Dissolution

In the event of dissolution of this corporation, all of its then assets shall be distributed in accordance with the provisions of Minn. Stat. 317A.701.

### ARTICLE VII

#### Incorporator of the Corporation

The name and address of the incorporator of the corporation, who is a natural person of full age, is as follows:

**Name**  
Ronald G. Black

**Address**  
913 Main Street  
Elk River, MN 55330

**ARTICLE VIII**

**Board of Directors**

The first Board of Directors shall consist of three (3) natural persons, of full age, who shall serve for a term of one (1) year or until their successors have been duly elected and have qualified. The Board of Directors shall be elected at the first meeting.

**ARTICLE IX**

**No Personal Liability**

Members, directors and officers of this corporation shall not be personally liable to any extent whatsoever for corporate obligations.

**ARTICLE X**

**No Capital Stock**

This corporation shall have no capital stock, either authorized or issued.

**ARTICLE XI**

**No Corporate Seal**

This corporation shall have no corporate seal.

**ARTICLE XII**

**Amendment**

Until the second Board of Directors of this corporation has been constituted pursuant to the By-laws, an amendment to these Articles shall be considered adopted upon its receiving an unanimous vote of the directors constituting the first Board of Directors at a meeting thereof, notice of which containing the proposed amendment having been given to each of said directors at least one (1) day prior to said meeting. After the second Board of Directors has been constituted pursuant to the By-laws, an amendment to these Articles shall be adopted upon its receiving an affirmative vote



**RECEIPT**

I (We) acknowledge receipt of a copy of the Disclosure Statement containing the disclosure documents and information for Windsor Park Third Addition, Common Interest Community Number \_\_\_\_, Sherburne County, Minnesota.

Date: \_\_\_\_\_

\_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_

relwind3.rec