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Polk

APR 16 1986

ARTICLES OF INCORPORATION  
OF  
TOWNHOMES OF MEADOW POINT ASSOCIATION

In compliance with the requirements of Chapter 504A of the Code of Iowa 1985, the undersigned, acting as incorporator of a non-profit corporation adopts the following Articles of Incorporation for said Corporation.

ARTICLE I

NAME

The name of the corporation is TOWNHOMES OF MEADOW POINT ASSOCIATION, hereinafter called the "Association".

ARTICLE II

PRINCIPAL OFFICE

The principal office of the Association is located in West Des Moines, Polk County, Iowa.

ARTICLE III

REGISTERED AGENT AND OFFICE

Milo L. DePhillips is hereby appointed the initial registered agent of this Corporation. The initial registered office of this corporation shall be at 1059 23rd Street, West Des Moines, Iowa 50319.

ARTICLE IV

PURPOSE AND POWERS OF THE ASSOCIATION

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for maintenance, preservation and architectural control of the residence Lots and Common Area within that certain tract of property described as:

Lots 1 through 74, inclusive, and Outlot X in THE TOWNHOMES OF MEADOW POINT, an Official Plat, West Des Moines, Polk County, Iowa,

and to promote the health, safety and welfare of the residents within the above-described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association for the purpose to:

(a) exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Declaration of Covenants, Conditions and Restrictions, hereinafter called the "Declaration", applicable to the property

performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessments by the Association.

## ARTICLE VI

### VOTING RIGHTS

The Association shall have two classes of voting membership:

Class A: Class A members shall be all Owners, with the exception of the Declarant, and shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any Lot.

Class B: The Class B member(s) shall be the Declarant (as defined in the Declaration), and shall be entitled to three (3) votes for each Lot owned. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs earlier:

(a) when the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership; or

(b) on January 1, 1991.

## ARTICLE VII

### BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of Directors, consisting of not less than 3 or more than 5 directors, who need not be members of the Association. The number of directors may be changed by amendment of the By-Laws of the Association. Initially, there shall be one and the name and address of the person who is to act in the capacity of the initial director until the selection of his successor is:

<u>Name</u>	<u>Address</u>
Milo L. DePhillips	1059 23rd Street West Des Moines, Iowa 50265

## ARTICLE VIII

### DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of each class of members. Upon dissolution of the Association, other than incident to a merger or

Milo L. DePhillips

1059 23rd Street  
West Des Moines, Iowa 50265

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Iowa, the undersigned, constituting the incorporator of this Association has executed these Articles of Incorporation this 4 day of April, 1986.

Milo L. DePhillips  
Milo L. DePhillips

STATE OF IOWA )  
                  ) ss.  
COUNTY OF POLK )

On this 4 day of April, 1986 personally appeared before me, a notary public, in and for said county and state, Milo L. DePhillips, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that he executed the same as their voluntary act and deed.

Charlotte Leckebien  
Notary Public in and for the State  
of Iowa



OFFICE OF THE ATTORNEY GENERAL OF IOWA

Perp. CO411624 April 4 86  
Wimer Law Firm, 222 Equitable Bldg., Des Moines, Ia. 5030  
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