

STATE OF



NEBRASKA

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

NELSON'S CREEK HOMEOWNERS ASSOCIATION

filed Articles of Incorporation with its
registered office located in Omaha,
Nebraska, in this office as a nonprofit
corporation on March 31, 1986.

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

thirty-first

day of March
in the year of our Lord, one thou-
sand nine hundred and eighty-six.

Allen J. Beermann
SECRETARY OF STATE

Ralph England
DEPUTY

RECEIVED
THOMAS S. CAVANAGH
DOUGLAS COUNTY CLERK
OMAHA, NEBR.

BOOK 298 PAGE 354

MAR 31 1986 47568

APR 1 10 17 AM '86

STATE OF NEBRASKA
SECRETARY OF STATE
Received and filed for
record and recorded on
film roll 86-20 at page 1253

Allen J. Beermann
Secretary of State
By By \$ 29.00

ARTICLES OF INCORPORATION
OF

NELSON'S CREEK HOMEOWNERS ASSOCIATION

The undersigned natural persons of the age of twenty-one years of more acting as incorporators under the Nebraska Nonprofit Corporation Act, as amended, do hereby adopt these Articles of Incorporation:

Article I.

Name: The name of the corporation is "Nelson's Creek Homeowners Association".

Article II.

Duration: The period of duration of the corporation is perpetual beginning with and following the filing of these Articles of Incorporation in the office of the Secretary of State of Nebraska and the issuing by such officer of a certificate of incorporation.

Article III.

Purposes and Powers: the purposes for which the corporation is organized are, in general, without any part of its net earnings inuring to the private benefit of its members, to provide for the care, upkeep and maintenance of public facilities, whether streets, medians or similar property, to plant trees, shrubs, grass and otherwise beautify streets, medians or similar property, to clean streets and other public property in the area including the removal of snow, to enter into contracts with public authorities as may be necessary, to determine the common expenses and provide for the collection of the common charges from the property owners, and to engage in any other venture for the mutual non-profitable interests of its members for which a corporation may be organized under the Nebraska Nonprofit Corporation Act, as amended; and, for the effectuation of its purposes, the powers of the corporation include without limitation all powers as now or hereafter permitted by applicable law to be exercised by a nonprofit corporation and the power to do or perform to the fullest extent as might a natural person any act appropriate, convenient, or necessary to its purposes and not forbidden by applicable law to be done or performed by a nonprofit corporation.

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Article IV.

Members: Each person accepted for a period or from period to period by the corporation in the manner set out in its By-Laws and each contract purchaser or owner of any residential building lot or parcel in Nelson's Creek, a subdivision in Douglas County, Nebraska, as surveyed, platted and recorded, of any other real property accepted for inclusion, and by agreement, covenant, or otherwise required to be included, in membership is or becomes at the commencement, remains for the duration, and ceases to be upon the termination of such period or interest a member of the corporation subject individually and personally to its power in the manner set out in its By-Laws to fix and collect or abate partly or wholly dues and other charges, to establish membership classes, to impose disciplinary measures by denial of membership privileges partly or wholly or otherwise for failure to pay such dues or charges or for otherwise improper action or conduct, to place and enforce liens for charges against the property included in the Association, and to regulate voting rights by denial or extension thereof partly or wholly to any member or membership class; but no member has any individual or personal liability or other responsibility for any of the debts or other obligations of the corporation or property in or title to any of its personal or real property.

Article V.

Registered Office and Agent: Subject to change from time to time as permitted by applicable law, the street address of the initial registered office of the corporation is Suite 1, 212 South 108th Avenue, Omaha, Douglas County, Nebraska; and subject to change in like manner, the name of its initial registered agent at such address is John A. Rickerson.

Article VI.

Directors and Officers: the affairs of the corporation are managed by a Board of not fewer than three directors or of such greater or other number of directors as permitted by applicable law and from time to time determined in the manner set out in its By-Laws and by a president, a vice president, a secretary, a treasurer, and such one or more other officers or assistants thereto as from time to time found to be appropriate, convenient, or necessary for the management of its affairs; and until the election or appointment and the qualifications of their respective successors, the directors comprising the initial Board of Directors of the corporation are three in number whose names and respective street addresses are:

Warren L. Jacobs

1230 North 101st Street
Omaha, Nebraska 68114

Stephen D. Jacobs 14628 Elm Street
Omaha, Nebraska 68144

Lucile Krause 11708 Jackson Road
Omaha, Nebraska 68154

Article VII.

Incorporators: The names and respective street addresses of the incorporators of the corporation are:

Warren L. Jacobs 1230 North 101st Street
Omaha, Nebraska 68114

Stephen D. Jacobs 14628 Elm Street
Omaha, Nebraska 68144

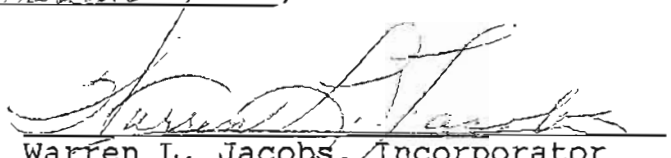
Article VIII.

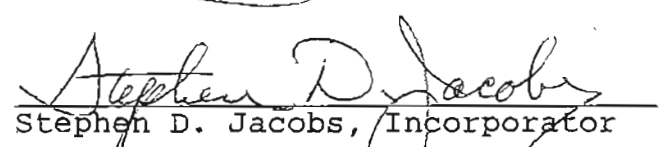
By-Laws: The directors of the corporation have authority to adopt its initial By-Laws with any provisions found to be appropriate, convenient, or necessary for the management of its affairs and not inconsistent with applicable law or these Articles of Incorporation and from time to time in the manner set out therein to alter, amend, or revoke all or any part of its By-Laws.

Article IV.

Amendment: The directors of the corporation have authority from time to time in the manner set out in its By-Laws to alter, amend, or revoke all or any part of these Articles of Incorporation.

DATED this 25th day of March, 1986.


Warren L. Jacobs, Incorporator


Stephen D. Jacobs, Incorporator

RECORDED IN COUNTY CLERK'S OFFICE, DOUGLAS COUNTY, NEBRASKA ON
April 1 86 10:17 AM
THOMAS F. CAVANAUGH, DOUGLAS COUNTY CLERK

A copy of this proof has been filed with the Secretary of State

RICKERSON & WELCH
Attorneys
Suite 1, 212 South 108 Avenue
NOTICE OF INCORPORATION
OF
NELSON'S CREEK HOMEOWNERS
ASSOCIATION

NOTICE IS HEREBY GIVEN that the undersigned have formed a non-profit corporation under the laws of the State of Nebraska as follows:

1. The name of the corporation is Nelson's Creek Homeowners Association.
2. The address of the initial registered office is 212 South 108th Avenue, Suite 1, Omaha, Nebraska, and the initial registered agent at that address is John A. Rickerson.
3. The general nature of the business to be transacted is to provide for care, maintenance and upkeep of public facilities in Nelson's Creek Subdivision or environs.
4. The corporation commenced existence on the filing and recording of its Articles of Incorporation with the Secretary of State and it shall have perpetual existence.
5. The affairs of the corporation shall be conducted by a Board of Directors, President, Vice-President, Secretary, Treasurer, and such subordinate officers and agents as may be prescribed by the by-laws, or appointed by the Board of Directors.

WARREN L. JACOBS, Incorporator
STEPHEN D. JACOBS, Incorporator

15-2-3t

THE DAILY RECORD
OF OMAHA
A. H. HENNINGSEN, Publisher
PROOF OF PUBLICATION

UNITED STATES OF AMERICA, }
THE STATE OF NEBRASKA, }
DISTRICT OF NEBRASKA, } ss.
COUNTY OF DOUGLAS,
CITY OF OMAHA,

JOHN P. EGLSAER

being duly sworn, deposes and says that he is

ADVERTISING MANAGER

of THE DAILY RECORD, of Omaha, a legal newspaper, printed and published daily in the English language, having a bona fide paid circulation in Douglas County in excess of 300 copies, printed in Omaha, in said County of Douglas, for more than fifty-two weeks last past: that the printed notice hereto attached was published in THE DAILY RECORD, of Omaha, for 3 consecutive weeks, on the same day of each week, beginning on May 2, 1986

and ending on May 23, 1986

That said Newspaper during that time was regularly published and in general circulation in the County of Douglas, and State of Nebraska

Publisher's Fee \$ 58.70
Additional Copies
Total \$ 58.70

Subscribed in my presence and sworn to before me this 23rd day of May 1986
Notary Public in and for Douglas County, State of Nebraska

