

ARTICLES OF INCORPORATION  
OF  
NORTHERN HEIGHTS NORTH TOWNHOMES ASSOCIATION, INC.

In compliance with the requirements of Minnesota Statutes Chapter 317A, the undersigned, who is a resident of the State of Minnesota and is of full age, has this day formed a corporation not for profit and does certify:

ARTICLE I

NAME

The name of the Corporation is Northern Heights North Townhomes Association, Inc. ✂

ARTICLE II

REGISTERED OFFICE

The registered office of the Association shall be 709 21st Street NE, Rochester, MN 55906.

ARTICLE III

NO PECUNIARY GAIN TO MEMBERS

This Association shall not afford pecuniary gain, incidentally or otherwise, to its members.

811988

COUNTY RECORDER OFFICE  
Olmsted County Minn.  
I hereby certify that the within instrument was filed on

MAY 5 1999

at 3 o'clock P M.  
by Pam Hemister Deputy

RT

640544

ARTICLE IV

PURPOSE AND POWERS OF ASSOCIATION

This Association has been formed to own, operate, manage, maintain and enhance, for the benefit of its members, the following described property:

Lots 9, 10, 11 and 12, Block 1, and Lots 5 and 6, Block 2, all in Northern Heights North Townhomes First Subdivision, in the City of Rochester, Olmsted County, Minnesota.

Additional property may be transferred to this Association pursuant to Section 3 of Article II of the Declaration.

The Association shall be afforded all the powers conferred upon it by the Minnesota Common Ownership Interest Act (Minnesota Statutes Chapter 515B) as amended from time to time.

ARTICLE V

MEMBERSHIP

The members of this Association shall consist of those persons set forth in Section 1 of Article III of the Declaration.

ARTICLE VI

BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of Directors of three (3) Directors. These Directors need not be

members of the Association during the period of Declarant control provided for in the Declaration but a majority of the Directors must be members of this Association upon expiration of the period of Declarant control. The names and addresses of the initial three (3) Directors who shall serve until the next annual meeting are as follows:

<u>Name</u>	<u>Address</u>
Abbas Tabatabai	709 21st Street NE Rochester, MN 55906
Lois Phillips	2727 18th Avenue NW Rochester, MN 55901
Scott Lecy	1010 Canterbury Lane NW Rochester, MN 55901

ARTICLE VII

INCORPORATOR

The name and address of the incorporator of this Association is as follows:

<u>Name</u>	<u>Address</u>
Abbas Tabatabai	709 21st Street NE Rochester, MN 55906

ARTICLE VIII

PERSONAL LIABILITY OF MEMBERS

The members of this Association shall not be liable for Association obligations except as provided for and under either the Declaration

or the Minnesota Common Interest Community Ownership Act (Minnesota Statutes Chapter 515B) as amended from time to time.

ARTICLE IX

CAPITAL STOCK

This Association shall have no capital stock.

ARTICLE X

DISSOLUTION

The Association may be dissolved by a vote of the members entitled to cast 80% of the votes in the Association. Dissolution of the Association shall be conducted in accordance with Minnesota Statutes Chapters 317A and 515B as amended from time to time.

ARTICLE XI

DURATION

The corporation shall exist perpetually.

ARTICLE XII

AMENDMENT

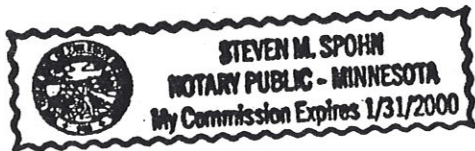
Amendment of these Articles shall require the assent of 67% of the membership at a regular or special meeting of the members held for that purpose at which a quorum is present in person or by proxy.

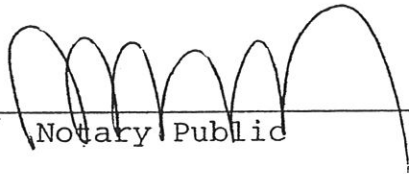
IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Minnesota, I, the undersigned, the incorporator of this Association, has executed these Articles of Incorporation this 7<sup>th</sup> day of April, 1999.

  
Abbas Tabatabai

STATE OF MINNESOTA)  
  ) SS  
COUNTY OF OLMSTED )

On this 7<sup>th</sup> day of April, 1999, personally appeared before me Abbas Tabatabai to me known to be the person named in and who executed the foregoing Articles of Incorporation and acknowledged this to be his free act and deed for the uses and purposes herein expressed.



  
Notary Public

THIS INSTRUMENT WAS DRAFTED BY:  
  
Steven M. Spohn, Attorney  
2727 18th Avenue NW  
Rochester, MN 55901

STATE OF MINNESOTA  
DEPARTMENT OF STATE  
FILED  
APR 13 1999  
  
Secretary of State