ARTICLES OF INCORPORATION

OF

WEST VIEW ACRES HOMEOWNERS ASSOCIATION, INC.

We, the undersigned, being of legal age, citizens of the State of Iowa, in order to form a Corporation, not for pecuniary profit and for the purposes herein expressed, do hereby associate ourselves into a body corporate under and in accordance with Chapter 504A of the 1999 Code of Iowa and we do hereby assume all of the powers and privileges granted to corporate bodies under such chapter and title and assume all of the duties and obligations imposed by said chapter and for the said purposes hereby adopt the following Articles of Incorporation.

ARTICLE I.

NAME AND LOCATION

The name of this Corporation shall be the West View Acres Homeowners Association, Inc. and its principal place of business shall be Johnson County, Iowa and its address shall be West View Acres, Iowa City, Iowa, 52240.

ARTICLE II.

DURATION

This non-profit Corporation's existence shall commence on the date designated by the Secretary of State of Iowa on the Certificate of Incorporation issued by the Secretary and shall continue perpetually unless the Corporation be dissolved by a ¾ vote of the eligible voting membership.

ARTICLE III.

OBJECTS AND PURPOSES

The objects and purposes of the Corporation shall be:

A. To acquire, hold, use, manage, control, repair and maintain the TV Systems, water systems and roadways located in West View Acres, an Addition to Johnson County, Iowa, as recorded in Plat Book 15, page 43, within which the respective properties of the members hereof are located.

B. ~~To beautify,~~ establish garbage pick-up or do any other acts necessary to ~~preserve property values and a healthy and safe environment for Corporation members and the public.~~

C. To carry out the above purposes, the Corporation shall have the power to buy, purchase, own or otherwise acquire any and all real estate, machinery, equipment, supplies or other property felt to be necessary to carry out the above purposes.

D. It shall also exercise all powers necessary or incident to carrying out the corporate purpose and exercise all other powers permitted it by the law, not for pecuniary profit, including but not limited to making contracts and borrowing money to further the above purposes and to posses and enjoy all rights and powers which now or at any time hereafter, may be granted to corporations of this character.

ARTICLE IV.

MEMBERSHIP AND VOTING RIGHTS

A. Each owner of a lot, whether presently owned or hereafter acquired and the heirs, successors, assigns, devisees or grantees to any such lot located within West View Acres, an Addition to Johnson County, Iowa, shall be a member of the Corporation, created in these articles. Membership herein granted to persons other than original incorporators shall be deemed to imply an acceptance by such person of these Articles of Incorporation and By-Laws hereafter adopted.

B. Each lot shall have one vote. If two or more people are co-owners of a lot, then each shall be a member of the Corporation and entered upon the membership list as such. However, each shall have only a fractional vote, the numerator of which is one and the denominator of which is the number of co-owners of the said lot. Each member in good standing and who pays the assessments hereinafter set forth, shall be entitled to one vote (or fractional vote, of co-owner) at any regular or special meeting and shall vote either in person or by written proxy. A majority vote shall govern all matters unless a different voting requirement is specifically called for by the Articles or By-Laws of the Corporation.

C. No membership in this Corporation can be canceled, nor can voting rights of any member be suspended unless such member or members fail to pay the assessments herein specified. An eligible voter is one who has paid all of the assessments due by him to the West View Acres Homeowners Association, Inc. If a lot is co-owned, payment of total assessments due for the lot must be made in order to qualify any co-owner for voting.

D. Membership herein shall automatically vest in subsequent titleholders through sale, gift, assignment, lease or otherwise.

E. There shall be but one class of members in this Corporation and there shall be no corporate stock.

ARTICLE V.

ASSESSMENTS

Assessments shall be computed on a per-lot basis and shall be determined by taking the actual or projected expenses and dividing this figure by the number of lots within this Corporation; provided however, that Lot 1 shall not be assessed for any expenses incurred by the Corporation for the roadways designated on the plat as West View Drive or West View Circle. Payment for assessments shall be to the Treasurer of the West View Acres Homeowners Association, Inc. The property of each member shall be subject to a lien in the event of non-payment of assessments when due.

ARTICLE VI.

BOARD OF DIRECTORS

A. The business affairs of the Corporation shall be managed by the Board of Directors, consisting of four members, elected annually by the eligible voters of the Corporation, at its annual meeting.

B. All of the directors shall be chosen from eligible voting members of the Corporation. Should a vacancy occur in any directorship or office for any reason, the remaining board members may select a replacement from those Corporation members who are eligible to vote.

C. In order to further and not limit the general powers of the Board of Directors, they are expressly authorized to:

1. Fix the annual dues and assessments of the membership.
2. Determine the projects and activities of the Corporation.
3. Fix the amounts to be expended by the Corporation in furtherance of said projects and activities and to allocate the funds expended thereto.
4. Fix the amounts to be reserved as working capital or to retire the Corporation debts.

5. To authorize and cause to be executed, mortgages, liens, or releases as may be required by the activities of the Corporation.
6. Call special meeting of the eligible voting members of the Corporation whenever the board is deadlocked or for any other reasons felt proper by the Board.
7. A majority of the Board of Directors shall constitute a quorum for conducting any business of the Corporation.
8. No contract or other transaction between this Corporation and any other corporation or proprietorship and no act of this Corporation shall in any way be affected or invalidated by the fact that any of the Directors or Officers of this Corporation are pecuniarily or otherwise interested in or are officers or directors of such other corporation or proprietorship.
9. Until the first annual meeting of the West View Acres Homeowners Association, Inc., the members of the Board of Directors shall be four in number and their respective names and addresses are as follows:
    1. Larry Bonde, 15 West View Acres NE, Iowa City, Iowa 52240
    2. John Holcomb, 7 West View Acres NE, Iowa City, Iowa 52240
    3. Terry Koehn, 6 West View Acres NE, Iowa City, Iowa 52240
    4. Gerald Scott, 5 West View Acres NE, Iowa City, Iowa 52240
10. At a special meeting of the members eligible to vote, called expressly for that purpose, the Directors may be removed with or without cause, individually or en banc, by a 60% vote of the members eligible to vote.

ARTICLE VII.

OFFICERS

The Officers of the Corporation and the Board of Directors shall number four and shall be the President, Vice-President, Secretary, and Treasurer and they shall have such duties as are specified in the By-Laws.

The Officers shall be elected from the members of the Board and no Board member shall hold more than one office. Only Corporation members eligible to vote, may participate in the selection of the Officers of the Corporation.

ARTICLE VIII.

MEETINGS

A. The annual meeting of the members and the election of the Directors and Officers shall be held on the 4th Tuesday of each January of each year at a time and place specified by the Board of Directors.

B. Notice of such meeting shall be given by giving each member a minimum of ten days written notice and not more than fifty days written notice mailed, electronically transmitted or delivered to the address of the respective member as shown on the roles of the Secretary.

C. Special meetings may be called by

1. The Board of Directors, or
2. At the written request of one-third of the eligible voting members of the Corporation.

Notice of special meetings shall be five days written notice mailed, electronically transmitted or delivered to the address of the respective members as shown on the membership roles of the Secretary.

ARTICLE IX.

BY-LAWS

The Corporation acting by and through its membership by a 60% vote of the eligible voting members may adopt, repeal or alter the By-Laws or authorize the Board of Directors to do so subject to restrictions as they, the members, may impose.

ARTICLE X.

NON-LIABILITY FOR CORPORATE DEBTS

The private property of the membership of this Corporation shall be exempt from any and all liability for any and all debts and obligations of the Corporation. This article cannot be changed except with and by the written unanimous consent of all of the members of the Corporation.

ARTICLE XI.

EXECUTION OF INSTRUMENTS

All deeds, mortgages, contracts, conveyances or other instruments creating, conveying, granting and covering or releasing any interest in real estate and all other

instruments or contracts requiring acknowledgments of this Corporation shall be executed by either the President or the Vice-President and counter signed by either the Secretary or Treasurer.

ARTICLE XII.

SEAL

This Corporation shall not have a corporate seal.

ARTICLE XIII.

AMENDMENTS

Except as otherwise specifically provided, these Articles may be amended at any annual or special meeting of the members on the affirmative vote of 60% of the eligible voting members.

ARTICLE XIV.

QUORUM

A quorum shall be necessary for the holding of a meeting and shall be a majority of the eligible voting members of the Corporation. Once a quorum is present, a majority vote or any other vote required for action as used in these Articles or By-Laws shall be construed to mean a majority or other required vote of those present at a meeting.

ARTICLE XV.

INITIAL REGISTERED AGENT AND

ADDRESS OF INITIAL REGISTERED OFFICE

The initial registered agent for this corporation shall be Gerald L. Scott whose address is 5 West View Acres NE, Iowa City, Iowa 52240. The address of its initial registered office shall be in Johnson County, Iowa and is the West View Acres Homeowners Association, Inc., c/o Gerald L. Scott, West View Acres NE, Iowa City, Iowa 52240.

ARTICLE XVI.

NAMES AND ADDRESSES OF

ORIGINAL INCORPORATORS

Jack R. and Lorna R.Fesler, 4021 West Overlook Rd NE, Iowa City, IA 52240

Kendal L. and Alaine E. Miller, 2 West View Acres NE, Iowa City, IA 52240

Won and Jong Choi, 3 West View Acres NE, Iowa City, IA 52240

Mark H. and Julie L. P. Jessop, 4 West View Acres NE, Iowa City, IA 52240

Gerald L. and Evelyn B. Scott, 5 West View Acres NE, Iowa City, IA 52240

Terry J. and Darcy L. Koehn, 6 West View Acres NE, Iowa City, IA 52240

John and Dawna Holcomb, 7 West View Acres NE, Iowa City, IA 52240

Jon M. and Ruth Ann Tippin, 8 West View Acres NE, Iowa City, IA 52240

John and Mary C. Soloski, 9 West View Acres NE, Iowa City, IA 52240

June C. C. Jebson, 10 West View Acres NE, Iowa City, IA 52240

Donald J. and Margaret M. Carstensen, 11 West View Acres NE, Iowa City, IA 52240

Patricia Pezzella, 12 West View Acres NE, Iowa City, IA 52240

Kenneth and Sandra Lloyd, 13 West View Acres NE, Iowa City, IA 52240

George and Carrol Woodworth, 14 West View Acres NE, Iowa City, IA 52240

Lawrence T. and Jeanne F. Bonde, 15 West View Acres NE, Iowa City, IA 52240

Dated this 19th day of ~~January~~ March, 2001.

MICHELLE GEHRKE
MY COMMISSION EXPIRES
NOVEMBER 25, 2001

LORI ANN MEYER
174703
My Commission Expires
June 10, 2003

Jack R. Fesler 1-29-01 — Lorna R. Fesler

Jack R. Fesler — Lorna R. Fesler

Kendall L. Miller — Alaine E. Miller

Kendal L. Miller — Alaine E. Miller

Won Choi — Jong Choi

Mark H. Jessop — Julie L. P. Jessop

Gerald L. Scott — Evelyn B. Scott

Terry J. Koehn — Darcy L. Koehn

John Holcomb — Dawna Holcomb