ARTICLES OF INCORPORATION

OF

TRAIL RIDGE HOMEOWNERS ASSOCIATION, INC.

The undersigned, acting as incorporator of a corporation under the Iowa Non-Profit Corporation Act under Chapter 504 of the Code of Iowa, adopts the following Articles of Incorporation for such corporation:

ARTICLE I
NAME

The name of this corporation shall be Trail Ridge Homeowners Association, Inc., and it is incorporated under Chapter 504 of the Code of Iowa.

ARTICLE II
PURPOSE AND POWERS

A. The purpose of the corporation is to provide an entity for the management of the affairs of and to act as the council for owners for those purposes described in the Protective Covenants and Restrictions of Trail Ridge Estates – Part 1A, Solon, Iowa (the "***Covenants***"), upon such Covenants being filed with the Johnson County, Iowa recorder.

The corporation shall have all powers and purposes granted to or implied under the provisions of Chapter 504 of the Code of Iowa, and as are granted or implied by the Covenants, and all of such powers shall likewise constitute lawful purpose of the corporation.

B. In managing the affairs of Trail Ridge Estates – Part 1A (the "Subdivision"), the corporation may join with the management of any other corporation(s) managing a Subdivision(s) in securing or providing services or facilities common in whole or in part to both or all, and in discharging the expense thereof.

C. The purpose of the corporation is not for private profit or gain, and no part of the corporation's activities shall consist of carrying on political propaganda or otherwise attempting to influence legislation, and the corporation is expressly prohibited from making any distributions of income to its members, directors or officers, although members, directors or officers may be reimbursed for expenses incurred while conducting the affairs of the corporation. No dividends shall be paid to members at any time.

ARTICLE III
REGISTERED OFFICE AND AGENT

The address and initial registered office of the corporation is 115 3rd Street. SE, Ste. 1200, Cedar Rapids, Iowa 52401, and the name of its initial registered agent at such address is Matthew J. Hektoen.

ARTICLE IV
BOARD OF DIRECTORS

The number of Directors constituting the initial Board of Directors of the Corporation is three (3), and the name and address of the persons who are to serve as the initial directors are:

Gary Watts	425 E. Oakdale Blvd., Suite 101 Coralville, Iowa 52241
Tyler Todd	425 E. Oakdale Blvd., Suite 101 Coralville, Iowa 52241

Adam Hahn — 425 E. Oakdale Blvd., Suite 101, Coralville, Iowa 52241

This initial Board of Directors shall not be subject to removal until their terms expire as provided in the Bylaws. Thereafter, a Director may be removed from office at a Special Meeting of the members of the Corporation in such matter as may be provided by the Bylaws. After the initial Board of Directors, the Board shall consist of three (3) Directors.

ARTICLE V
INCORPORATOR

The name and address of the incorporator is:

Gary Watts — 425 E. Oakdale Blvd., Suite 101, Coralville, Iowa 52241

ARTICLE VI
BYLAWS

The initial Bylaws of the corporation shall be adopted by its initial Board of Directors; thereafter the power to alter, amend or repeal the Bylaws or adopt new Bylaws is reserved to the members of the corporation.

ARTICLE VII
MEMBERS AND VOTING

Persons or entities owning Lots within the Subdivision shall be members of the corporation, all of which, and the rights and obligations thereof, shall be governed by the provisions of the Bylaws. The voting rights of the members shall be fixed, limited, enlarged and denied to the extent specified by the Bylaws, provided there shall be as many votes entitled to be

cast with respect to the affairs of the corporation, including amendments, dissolution and other determinations authorized by statute, as there have been Lots submitted to and existing within the Subdivision, and each member shall be entitled to cast votes as established by the Covenants and Lots to the Subdivision and the Bylaws of the corporation.

ARTICLE VIII
DISTRIBUTION OF ASSETS UPON LIQUIDATION

On dissolution, after satisfying all of the corporation's liabilities, the assets of the corporation will be distributed to an appropriate public agency to be used for purposes similar to those for which the corporation was created. In the event this distribution is refused acceptance, the assets will be granted, conveyed, and assigned to any nonprofit corporation, association, trust, or other organization organized and operated for such similar purposes.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be duly executed this 5th day of October, 2022.

TRAIL RIDGE HOMEOWNERS ASSOCIATION, INC.

By: _____
Gary Watts, Incorporator