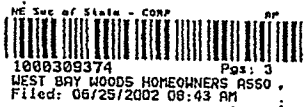


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## ARTICLES OF INCORPORATION OF WEST BAY WOODS HOMEOWNERS ASSOCIATION

In compliance with the requirements of the Nebraska Nonprofit Corporation Act, the undersigned, all of whom are of full age, have this day voluntarily associated themselves together for the purpose of forming a corporation not for profit and do hereby certify:

### ARTICLE I

#### Name

The name of the corporation is West Bay Woods Homeowners Association, hereafter called the "Association."

### ARTICLE II

#### Mutual Benefit Corporation

The Association is a mutual benefit corporation and the Association will have members.

### ARTICLE III

#### Principal Office

The principal office of the Association is located at 9805 Giles Road, Omaha, Nebraska 68128.

### ARTICLE IV

#### Registered Agent and Office

Timothy W. Young, is hereby appointed the initial registered agent of this Association and the registered office of the Association is located at 9805 Giles Road, Omaha, Nebraska 68128.

### ARTICLE V

#### 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 within that certain tract of property described as:

Lots One (1) through Three Hundred Forty-four (344), inclusive, in WEST BAY WOODS, a subdivision as surveyed, platted and recorded in Douglas County, Nebraska

and to promote the health, safety and welfare of the residents within the above-described property and of the homes situated on the above-described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association, for this 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, Restrictions and Easements of West Bay Woods, and any amendments and/or restatements thereto, hereinafter



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collectively called the "Declaration," applicable to the property and recorded or to be recorded in the Offices of the Register of Deeds of Douglas County, Nebraska, said Declaration and amendments and/or restatements being incorporated herein as if set forth at length:

b. fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association;

c. acquire (by gift, purchase, or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association;

d. borrow money, and mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

e. participate in mergers and consolidations with other nonprofit corporations organized for the same purposes or annex additional residential property, provided that any such merger, consolidation or annexation shall have the assent of the Declarant or of two-thirds (2/3) of the members of the Association;

f. have and to exercise any and all powers, rights and privileges which a corporation organized under the Non-Profit Corporation Law of the State of Nebraska by law may now or hereafter have or exercise.

### ARTICLE VI

#### Membership

Every person or entity who is a record owner of a fee or undivided fee interest in any Lot which is subject by covenants of record to assessment by the Association, including contract purchasers, shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment by the Association.

### ARTICLE VII

#### 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 June 1, 2010 or sooner at Declarant's discretion.

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ARTICLE VIII  
Board of Directors

The affairs of this Association shall be managed by a Board of three (3) Directors, who need not be members of the Association or be Owners. The number of directors may be changed by amendment of the By-Laws of the Association.

ARTICLE IX  
Dissolution

The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of the members. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust or other organization to be devoted to such similar purposes.

ARTICLE X  
Duration

The corporation shall exist perpetually.

ARTICLE XI  
Amendments

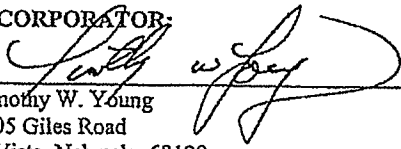
Amendment of these Articles shall require the assent of 75 percent (75%) of a quorum of the entire membership.

ARTICLE XII  
Incorporator

Timothy W. Young, of 9805 Giles Road, LaVista, Nebraska 68128 is the sole incorporator of this Association.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Nebraska, I, the undersigned, constituting the sole incorporator of this Association, have executed these Articles of Incorporation this 17 day of June 2002.

INCORPORATOR:

  
\_\_\_\_\_  
Timothy W. Young  
9805 Giles Road  
LaVista, Nebraska 68128

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