

# **ARTICLES OF INCORPORATION OF WILDERNESS HILLS HOMEOWNERS ASSOCIATION**

## **ARTICLE I.**

The name of the Corporation shall be Wilderness Hills Homeowners Association, a mutual benefit corporation.

## **ARTICLE II.**

The period of duration of the Corporation shall be perpetual.

## **ARTICLE III.**

The objects, purposes, and powers of the Corporations shall be to promote the health, safety and welfare of the residents within Wilderness Hills Additions, Lincoln, Lancaster County, Nebraska, and any other lots in additions so added to Wilderness Hills Additions from time to time; to own, acquire, construct, operate and maintain common areas and recreational facilities; to establish, levy, assess and collect assessments for the purposes herein set forth; to enforce any and all covenants and restriction applicable to the above Additions; and to do and perform any and all other acts and duties permissible or required under the laws of this state for the purposes herein above and set forth.

## **ARTICLE IV.**

Every person or entity, except Lincoln Federal Bancorp, Inc., who is or shall become a record owner of a fee or undivided fee interest in any lot or living unit within the Additions outlined in Article III which is subject to assessment by the Corporation under covenants and restrictions of record, shall be a member of the Corporation, provided however, that any such person or entity who holds such interest merely as security for the performance of any obligation shall not be a member.

## **ARTICLE V.**

Each member of the Corporation shall be entitled to all the rights of membership and to one vote for each lot in which the interest requisite for membership is held, provided however, that no more than one vote shall be cast with respect to any such lot. Lincoln Federal Bancorp, Inc., (Owner) and any successor in interest shall be entitled to fifty-one percent (51%) of the votes until the last lot is sold and membership is terminated by owner or any successor in interest.

## **ARTICLE VI.**

The number of Directors constituting the initial Board of Directors shall be three.

#### **ARTICLE VII.**

These Articles may be amended in accordance with the laws of this state, provided however, that no amendment shall be effective to impair the rights of any member, which are governed by covenants and restrictions of record applicable to Wilderness Hills Additions.

#### **ARTICLE VIII.**

Upon dissolution of the Corporation, the assets of the Corporation shall be dedicated to an appropriate public entity in furtherance of the purposes of the Corporation, as nearly as may be practicable. In the event that such dedication is not accepted, the assets of the Corporation may be granted, conveyed and assigned or distributed to any member of the Corporation in any manner other than in furtherance of the purposes of the Corporation and provided further, that no disposition of such assets shall be effective to impair the rights of any member which are governed by covenants and restrictions of record applicable to Wilderness Hills Additions.

#### **ARTICLE IX.**

The street address of the Corporation and the initial registered agent of the Corporation at such address shall be J. Michael Rierden, Suite 200, 645 M St, Lincoln, NE 68508.