

COVES NORTH HOMES ASSOCIATION, INC.  
ARTICLES OF INCORPORATION  
OF A GENERAL NOT FOR PROFIT CORPORATION

We, the undersigned,

Theodore C. Beckett

612 Commerce Bank Building  
P. O. Box 13425  
Kansas City, Missouri 64199

Robert R. Bartunek

612 Commerce Bank Building  
P. O. Box 13425  
Kansas City, Missouri 64199

Richard A. Keffer

612 Commerce Bank Building  
P. O. Box 13425  
Kansas City, Missouri 64199

being natural persons of the age of twenty-one years or more and citizens of the United States, for the purpose of forming a corporation under the "General Not for Profit Corporation Law" of the State of Missouri, do hereby adopt the following Articles of Incorporation.

FIRST: The name of the corporation is COVES NORTH HOMES ASSOCIATION, INC., hereafter called the "Association."

SECOND: The period of duration of the Association is perpetual.

THIRD: The initial registered office of the Association in Missouri is located at 612 Commerce Bank Building, P. O. Box 13425, Kansas City, Jackson County, Missouri 64199, and the name of its initial registered agent at said address is Theodore C. Beckett.

FOURTH: 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, Tracts, Living Units and Common Area within that certain tract of property described as:

THE COVES NORTH, First Plat (consisting of Tracts A and B), a subdivision in Kansas City, Platte County, Missouri, according to the recorded plat thereof, and such additional property as may be added thereto pursuant to the terms of that certain Declaration of Covenants, Conditions and Restrictions relating to said property filed for record in the Office of the Recorder of Deeds of Platte County, Missouri, in Book 604 at Page 661.

and to promote the health, safety and welfare of the residents within the above-described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association, and 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 and Restrictions (hereinafter called the "Declaration") applicable to the property and recorded or to be recorded in the Office of the Recorder of Deeds of Platte County, Missouri, and as the same may be amended from time to time as therein provided, said Declaration 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 with the assent of two-thirds (2/3) of each class of members 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) dedicate, sell or transfer all or any part of the Common Area to any public agency, authority or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument has been signed by two-thirds (2/3) of each class of members, agreeing to such dedication, sale or transfer;

(f) participate in mergers and consolidations with other nonprofit corporations organized for the same purposes or annex additional residential property and Common Area, provided that any such merger, consolidation or annexation shall comply with the applicable requirements of said Declaration;

(g) enter into such contracts or other agreements as shall be necessary or appropriate to further the powers and purposes set forth in the Declaration; and

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

FIFTH: Every person or entity who is a record owner of a fee or undivided fee interest in any Lot, Tract or Living Unit which is subject by covenants of record to assessment by the Association, including contract sellers, 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, Tract or Living Unit which is subject to assessment by the Association.

SIXTH: The Association shall have two classes of voting membership:

Class A. Class A members shall be all Owners, with the exception of the Declarant, as defined in said Declaration. Each member shall be entitled to one (1) vote for each Living Unit owned by that member, plus one (1) vote for each Lot or Tract (whether improved or unimproved) owned by that member on which no Living Unit is located. However, there shall be no vote for any Living Unit, Lot or Tract for which any then-current or prior assessment has not been paid pursuant to said Declaration. When more than one person holds an interest in any Living Unit, Lot or Tract, all such persons shall be members. The vote for such Living Unit, Lot or Tract shall be exercised as they determine, but in no event shall more than the number of votes described above be cast with respect to any Living Unit, Lot or Tract.

Class B. The Class B member shall be the Declarant as defined in said Declaration who shall be entitled to three (3) votes for each Living Unit owned by it, plus three (3) votes for each Lot or Tract (whether improved or unimproved) owned by it on which no Living Unit is located. 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 January 1, 1987.

SEVENTH: The affairs of this Association shall be managed by a Board of three (3) Directors, unless otherwise provided in the Bylaws of the Association. Directors need not be members of the Association. The number of directors may be changed by amendment of the Bylaws of the Association. The names and addresses of the persons who are to act in the capacity of directors until the selection of their successors are:

<u>NAME</u>	<u>ADDRESS</u>
Donald J. Sisson	5555 N.W. Barry Road Kansas City, Missouri 64151
Max P. Dean	5555 N.W. Barry Road Kansas City, Missouri 64151
James L. Young, Jr.	5555 N.W. Barry Road Kansas City, Missouri 64151

At the first annual meeting the members shall elect one (1) director for a term of one year, one (1) director for a term of two years and one (1) director for a term of three years, and at each annual meeting thereafter the members shall elect one (1) director for a term of three years. Directors of the association need not be residents of the State of Missouri.

EIGHTH: In furtherance, and not in limitation, of the powers conferred by statute, the Board of Directors is expressly authorized to make, adopt, alter, amend or repeal the Bylaws of the corporation.

NINTH: The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of each class of 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.

TENTH: The Association reserves the right to amend, alter, modify, change or repeal any provisions hereof, in the manner now or hereafter prescribed by statute, and all rights and powers conferred herein on members directors and officers are subject to this reserved power. Amendment of these Articles shall require the consent of seventy-five percent (75%) of the entire membership.

ELEVENTH: As long as there is a Class B membership, the following actions will require the prior approval of the Federal Housing Administration or the Veterans Administration: annexation of additional properties, mergers and consolidations, mortgaging of Common Area, dedication of Common Area, dissolution and amendment of these Articles.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Missouri, we, the undersigned, constituting the incorporators of this Association, have executed these Articles of Incorporation this 24<sup>TH</sup> day of June, 1981.

Theodore C. Beckett  
Theodore C. Beckett  
Robert R. Bartunek  
Robert R. Bartunek  
Richard A. Keffer  
Richard A. Keffer

STATE OF MISSOURI     )  
                              ) ss.  
COUNTY OF JACKSON    )

I, Don R. Lolli, a notary public, do hereby certify that on the 24<sup>th</sup> day of June, 1981, Theodore C. Beckett, Robert R. Bartunek and Richard A. Keffer personally appeared before me and, being first duly sworn, by me severally acknowledged that they signed as their free act and deed the foregoing document in the respective capacities set forth therein and declared that the statements therein contained are true, to their best knowledge and belief.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year above written.

Don R. Lolli  
Notary Public

My commission expires:

Commission Expires Oct. 21, 1983

FILED AND CERTIFICATE OF  
INCORPORATION ISSUED

JUN 25 1981

James Earl Finner  
Corporation Dept, SECRETARY OF STATE

No.....N00026125.....



# STATE of MISSOURI

JAMES C. KIRKPATRICK, Secretary of State

CORPORATION DIVISION

## Certificate of Incorporation A General Not For Profit Corporation

WHEREAS, duplicate originals of Articles of Incorporation of \_\_\_\_\_

\_\_\_\_\_ COVES NORTH HOMES ASSOCIATION, INC. \_\_\_\_\_

have been received and filed in the office of the Secretary of State, which Articles, in all respects, comply with the requirements of The General Not For Profit Corporation Law of Missouri:

NOW, THEREFORE, I, JAMES C. KIRKPATRICK, Secretary of State of the State of Missouri,

by virtue of the authority vested in me, do hereby certify and declare \_\_\_\_\_

\_\_\_\_\_ COVES NORTH HOMES ASSOCIATION, INC. \_\_\_\_\_

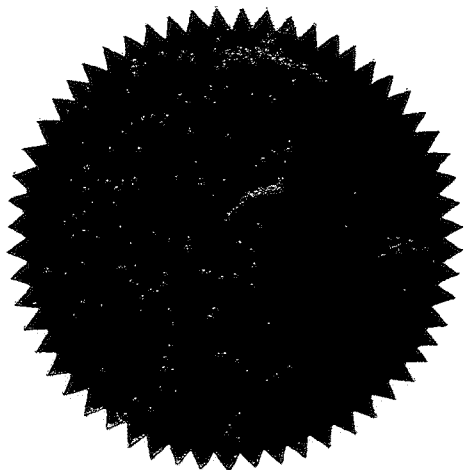
a body corporate, duly organized this day; that it is entitled to all rights and privileges granted corporations organized under The General Not For Profit Corporation Law of Missouri;

that the address of its initial Registered Office in Missouri is \_\_\_\_\_ P.O. Box 13425, \_\_\_\_\_

\_\_\_\_\_ 612 Commerce Bank Building, Kansas City, Missouri 64199 \_\_\_\_\_;

and that its period of existence is \_\_\_\_\_ Perpetual \_\_\_\_\_

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the GREAT SEAL of the State of Missouri, at the City of Jefferson, this 25th day of \_\_\_\_\_ JUNE \_\_\_\_\_, 19 81.



*James Kirkpatrick*  
Secretary of State

RECEIVED OF: \_\_\_\_\_ COVES NORTH HOMES ASSOCIATION, INC. \_\_\_\_\_

\_\_\_\_\_ Ten dollars and no/100----- Dollars, \$ 10.00 \_\_\_\_\_

For Credit of General Revenue Fund, on Account of Incorporation Tax and Fee.

No.....N00026125.....

*James Kirkpatrick*  
Secretary of State