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SECTION ARTICLE 2 947500

**ARTICLES OF INCORPORATION
OF
THE NEIGHBORHOOD AT 86TH HOMEOWNERS' ASSOCIATION**

The undersigned, acting as incorporator of a corporation pursuant to the provisions of Chapter 504A, Code of Iowa (2003), as amended, the Iowa Non-Profit Corporation Act, does hereby adopt the following Articles of Incorporation.

ARTICLE I

The name of this Corporation shall be **THE NEIGHBORHOOD AT 86TH HOMEOWNERS' ASSOCIATION**, herein called the "Association".

ARTICLE II

The initial registered office of the Association shall be at 317 Sixth Avenue, Suite 300, Des Moines, Iowa 50309 and the initial registered agent at such address shall be Strectar Cameron.

ARTICLE III

The corporate existence of the Association shall begin upon the date these Articles are filed with the Secretary of State, and its duration shall be perpetual.

ARTICLE IV

This Association does not contemplate pecuniary gain or profit to the members thereof. The Association is formed to promote the health, safety and welfare of the residents located within the development known as The Neighborhood at 86th, Johnston, Polk County, Iowa. The Association is intended 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 Homeowners' Association for The Neighborhood at 86th and Declaration of Covenants, Conditions and Restrictions for Lots 1 through 27, Inclusive, in The Neighborhood at 86th, Johnston, Polk County, Iowa (Single Family), as the same may be amended from time to time as therein provided, said Declarations being incorporated herein as if set forth at length.

COBONS

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B. To have and to exercise any and all powers, rights, and privileges which a corporation organized under the Nonprofit Corporation Law of the State of Iowa by law may now or hereafter have or exercise.

ARTICLE V

The Affairs of this Association shall be managed by a Board of no more than twenty (20) nor less than two (2) Directors and, except for those individuals elected or appointed to the Board by the Declarant, all members of the Board must be members of the Association as well. The number of Directors may be changed by amendment of the Bylaws of the Association. The initial Board of Directors shall include two (2) people. The names and addresses of the persons who are to act as the initial Directors until the selection of their successors are:

Jeffrey N. Jochims
8033 University
West Des Moines, IA 50265

Rick Anderson
718 S.E. Shurfine Drive
Ankeny, IA 50021

ARTICLE VI

Voting rights in the Association shall be allocated as is set forth in the Declaration. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment by the Association. Ownership of a Lot shall be the sole qualification for membership.

ARTICLE VII

The initial By-Laws of the Association shall be adopted by its initial Board of Directors, but the power to thereafter alter, amend or repeal the same or adopt new By-Laws is reserved to the Members of the Association, except as is set forth in the Declaration.

ARTICLE VIII

The Association may dissolve only with the assent given in writing and signed by members allocated at least seventy-five percent (75%) of the votes in the Association and with compliance with the other applicable provisions of the By-Laws of the Association and the Declaration. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be distributed to the owners in equal shares.

ARTICLE IX

Amendment of these Articles shall require the assent of members allocated at least seventy-five percent (75%) of the votes in the Association.

ARTICLE X

The name and address of the Incorporator is Streetar Cameron, 317 Sixth Avenue, Suite 300, Des Moines, Iowa 50309.

ARTICLE XI

All deeds or contracts for sale of real estate, or leases (or assignment of such contract or lease) or other documents affecting real estate shall be executed by the President or Vice President and countersigned by the Treasurer or Secretary. All liens held by the Association shall be released by any of the officers of the Association. The Board of Directors may, in addition, authorize the execution of the kinds of instruments above mentioned or other instruments required to be executed on behalf of the Association in such manner as it shall, by resolution, direct.

Dated this 16th day of September, 2003.

Streetar Cameron

Streetar Cameron, Incorporator

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No. W00360045
Date: 09/17/2003

SECRETARY OF STATE

504ADN-000284155
THE NEIGHBORHOOD AT 86TH HOMEOWNERS' ASSOCIATION

CERTIFICATE OF INCORPORATION

The Secretary of State acknowledges receipt of the following document:
Articles of Incorporation

The document was filed on September 16, 2003, at 03:21 PM, to be effective as of September 16, 2003, at 03:21 PM.

The amount of \$20.00 was received in full payment of the filing fee.



CHESTER J. CULVER SECRETARY OF STATE

