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**ARTICLES OF INCORPORATION
OF
URBAN VILLAS AT DAHNOVAN ESTATES CONDOMINIUMS HOME OWNERS
ASSOCIATION**

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The undersigned, acting as incorporator of a corporation under the Iowa Non-Profit Corporation Act under Chapter 504 of the 2011 Code of Iowa, adopts the following Articles of Incorporation for such corporation:

**ARTICLE I
NAME**

The name of this corporation shall be Urban Villas at Dahnovan Estates Condominiums Home Owners Association, and it is incorporated under Chapter 504 of the 2011 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 co-owners for that certain Horizontal Property Regime, commonly known as a condominium complex; created and submitted pursuant to the provisions of Chapter 499B, of the 2011 Code of Iowa, known as Urban Villas at Dahnovan Estates Condominiums, a Condominium Regime (hereinafter sometimes referred to as Regime), and to be located on all or certain portions of the following described real estate situated in Johnson County, Iowa, to-wit:

Lot 72, Dahnovan Estates, North Liberty, Johnson County, Iowa, according to the plat thereof recorded in Book 60, Page 310, Plat Records of Johnson County, Iowa.

Subject to additional real estate being admitted by Developer pursuant to the terms of the Declaration.

The corporation shall have all powers and purposes granted to or implied to a council of co-owners under the provisions of Chapter 499B of the 2011 Code of Iowa, and as are granted or implied by the Declaration of Condominium establishing said Regime, and all of such powers shall likewise constitute lawful purpose of the corporation.

B. In managing the affairs of the Regime, the corporation may join with the management of any other corporation(s) managing a Horizontal Property Regime(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.

D. In the event the Declaration of Condominium is amended for the purpose of submitting further land and apartments to the same Horizontal Property Regime which established Urban Villas at Dahnovan Estates Condominiums, a Condominium Regime, this corporation shall function with respect to the affairs of the additional land and buildings submitted to the Regime as if such land and buildings had originally been submitted to the Regime, and shall have the same powers and purposes over the Regime as enlarged as it had over the original Regime, as submitted.

ARTICLE III REGISTERED OFFICE AND AGENT

The address and initial registered office of the corporation is 1150 5th Street, Suite 170, Coralville, Iowa 52241, and the name of its initial registered agent at such address is Matthew J. Adam.

ARTICLE IV
BOARD OF DIRECTORS

The number of Directors constituting the initial Board of Directors of the Corporation is one (1), and the name and address of the person who is to serve as the initial director is:

Ryan Abraham	1650 Linden Lane
	North Liberty, Iowa 52317

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.

ARTICLE V
INCORPORATOR

The name and address of the incorporator is:

Ryan Abraham	1650 Linden Lane
	North Liberty, Iowa 52317

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 condominium apartments submitted to the Regime 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

Units submitted to and existing within the Regime, and each member shall be entitled to cast votes as established by the Declaration submitting lands and Units to the Regime and the Bylaws of the corporation.

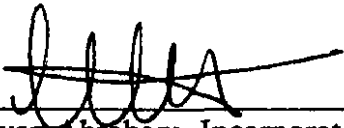
ARTICLE VIII DISTRIBUTION OF ASSETS UPON LIQUIDATION

In the event of liquidation, assets remaining for distribution, if any, shall be distributed to the members in accordance to their proportionate share of the ownership units existing in the condominium Regime as determined by the Declaration of Condominium and/or the Bylaws, which distribution shall not be deemed to be a dividend or a distribution of income.

ARTICLE IX DISSOLUTION PROVISIONS

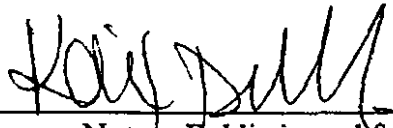
Upon the dissolution of the corporation, the Board of Directors shall, after paying or making provisions for the payment of all liabilities of the corporation, dispose of all the remaining assets of the corporation exclusively for the purpose(s) of the corporation set forth in Article II hereof in such a manner or to such organization or organizations operated exclusively as charitable organizations as the Board of Directors shall determine. Any such assets not so disposed of shall be disposed of by the District Court of the County in which the principal office of the corporation is then located, exclusively for such purposes or to such organization or organizations as said District Court shall determine which are organized exclusively for such designated purpose(s).

IN WITNESS WHEREOF, the undersigned has caused this instrument to be duly
executed this 14 day of JUNE, 2017.

By: 
Ryan Abraham, Incorporator

STATE OF IOWA, COUNTY OF Johnson, ss:

On this 14 day of JUNE, 2017, before me, the undersigned, a
Notary Public in and for the State of Iowa, personally appeared Ryan Abraham, the
Incorporator, to me known to be the identical person named in and who executed the
foregoing instrument, and acknowledged that he executed the same as his voluntary act and
deed.


Notary Public in and for the State of Iowa
My commission expires 06/23/19

FILED
IOWA
SECRETARY OF STATE
6/14/17
11:16am
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