

(21-1901)

Non-Profit

Articles of Incorporation

Pine Lake Association

Lincoln

Filing	\$2.00
Recording	3.40

perpetual

R.A. R. B. Perry,
615 Trust Bldg.,
Lincoln

STATE OF NEBRASKA }
SECRETARY'S OFFICE } SS

JUL 25 1961

Received and filed for record
and recorded in book 364

Book 364 at page 113

Trade Mark

Secretary of State

D. J. Appelta

INDEXED

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ARTICLES OF INCORPORATION
OF
PINE LAKE ASSOCIATION

I.

The name of this corporation shall be the PINE LAKE ASSOCIATION organized as a non-profit corporation under Chapter 21, Article 19, Revised Statutes of Nebraska, 1943, 1959 Cumulative Supplement.

II.

The corporation shall commence on the day these articles are filed and recorded with the Secretary of State and said corporation shall have perpetual existence or exist until dissolved as provided by law.

III.

The purpose of this corporation shall be the management and regulation of Pine Lake located upon the Southeast Quarter of Section Fifteen (15), Township Nine (9) North, Range Seven (7) East of the 6th P.M., Lancaster County, Nebraska, and shall include the furnishing of boating and other lake facilities and other accommodations for its members and their guests.

IV.

The affairs of the corporation shall be managed by a Board of Directors who shall also be members of the corporation. The initial Board of Directors shall be six (6) in number and this

number may be increased or changed from time to time by an amendment of the by-laws but at no time shall be less than three (3). The initial directors shall hold office until the first annual election. All other internal affairs of the corporation shall be conducted and governed in accordance with the provisions of Chapter 21, Article 19, Revised Statutes of Nebraska 1943, 1959 Cumulative Supplement. The annual meeting shall be held on the first Monday of December of each year.

V.

The initial registered office shall be located at 48th and Bancroft, Lincoln, Nebraska, and the name of the initial registered agent shall be R. R. Perry, 615 First Trust Building, Lincoln, Nebraska.

VI.

The following named six (6) persons shall constitute the initial Board of Directors:

NAME	ADDRESS
Corwin D. Moore	808 Terminal Building, Lincoln, Nebraska
Miles J. Puckett	R. F. D. 8, Lincoln, Nebraska
L. E. Liebers	2026 Sewell, Lincoln, Nebraska
Jean Schroff	2947 Stratford, Lincoln, Nebraska
R. R. Perry	1815 Connie Road, Lincoln, Nebraska
Joan M. Tews	800 Eastridge Drive, Lincoln, Nebraska

VII.

The name and street address of each incorporator is as follows:

NAME	ADDRESS
L. E. Liebers	2026 Sewell, Lincoln, Nebraska
R. R. Perry	1815 Connie Road, Lincoln, Nebraska
C. H. Schroff	2947 Stratford, Lincoln, Nebraska

VIII.

Until the officers are elected by the Board of Directors, the officers of this corporation shall be:

NAME	ADDRESS
Corwin D. Moore, President	808 Terminal Building, Lincoln, Nebraska
Jean Schroff, Vice President	2947 Stratford, Lincoln, Nebraska
Margaret M. Liebers, Treasurer	2026 Sewell, Lincoln, Nebraska
Ann Perry, Secretary	1815 Connie Road, Lincoln, Nebraska

IX.

The private property of the members of this corporation shall not be subject to the payment of corporate debts.

X.

Membership in the association shall be limited to such persons as are then directors of Pine Lake Corporation or such persons as own property located in, upon or as a part of the Southeast Quarter of Section Fifteen (15), Township Nine (9) North, Range Seven (7) East of the 6th P.M., Lancaster County, Nebraska. After August 1, 1963, membership in the corporation shall be limited solely to those persons owning a portion or a part of the hereinbefore described property and the corporation shall have the additional right to limit membership to such persons as own a residence and reside upon a part or portion of the hereinbefore described property.

XI.

The powers of the association shall include all powers without limitation to which a corporation organized under Chapter 21, Article 19, may be entitled, including but not limited to the following:

- (a) The ownership of real or personal property or interest therein and including the right to enforce the rules, restrictions or other regulations relating to real property and the use thereof which have or may be assigned to the corporation and including the right to sell, transfer, convey, pledge, mortgage or otherwise transfer, acquire or dispose of any such interest.
- (b) The maintenance of roadways, water systems, water lines, sewer lines, sewer systems, wells, pumps, disposal plant, the maintenance thereof and the exercising of such right as to the assessment of the allocation of such costs and maintenance among its members to the extent that they are liable therefore.
- (c) The complete regulation of certain private lakes, ponds and their appurtenances and in particular the complete regulation of the use of Pine Lake, including:
 - (1) Regulation of the type, size, power, and ownership of all crafts using said lake, the time, period and nature of use.
 - (2) The type, nature, size and place of piers, docks and all other structures upon or extending into Pine Lake.
 - (3) The dumping of sand, refuse or other material into said lake or the removal of materials therefrom.
 - (4) The allocation of cost for the maintenance and regulation of Pine Lake among its members or others who may be liable therefore.
 - (5) The construction, ~~erection~~ and maintenance of an office and club house, docks, piers and other storage facilities for the use of the association or its members.
- (d) To do any and all things to the same extent as a natural person could or might do, either alone or in company with others.

XII.

These Articles of Incorporation may be amended at any meeting of its members called for that purpose as provided by the general law.

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IN WITNESS WHEREOF, we have hereunto affixed our names this

13 day of July, 1961.

NAME

ADDRESS

L. E. Lieber 2026 Sewell Lincoln, Neb

R. A. Perry 1815 Cornish Rd, Lincoln

C. H. Schroy 2947 Stratford, Lincoln, Neb

STATE OF NEBRASKA }
COUNTY OF LANCASTER } ss.

On this 13 day of July, 1961, before me, the undersigned, a Notary Public in and for said County, personally appeared the above named individuals and they acknowledged to me that they signed their names to the foregoing Articles of Incorporation and declared the execution thereof to be their voluntary act and deed.

IN WITNESS WHEREOF, I have fixed my hand and notarial seal on the date last above written.

Edwin Schroy
NOTARY PUBLIC

PROOF OF PUBLICATION

Perry & Perry, Attorneys
618 First Trust Building
NOTICE OF INCORPORATION OF
PINE LAKE ASSOCIATION

Notice is hereby given that Pine Lake Association has been incorporated a non-profit corporation under Chapter 21, Article 19, Revised Statutes of Nebraska 1963, 1959 Cumulative Supplement.

The principal place of business of said corporation is in Lincoln, Lancaster County, Nebraska.

The purpose of said corporation shall be the management and regulation of Pine Lake located upon the Southeast Quarter (SE 1/4) of Section Fifteen (15), Township Nine (9) North, Range Seven (7), East of the 6th P. M., Lancaster County, Nebraska, including the furnishing of boating and other lake facilities and other accommodations for its members and their guests and the maintenance of roadways, water systems, water lines, sewer lines, sewer systems, wells, pumps, disposal plants and the assessment and allocation of such costs and maintenance among its members.

The existence of the corporation commenced on July 25, 1961, and said corporation shall have perpetual existence.

The affairs of the corporation shall be conducted by a Board of Directors of not less than three (3) persons and the officers consisting of a president, vice president, secretary and treasurer.

PINE LAKE ASSOCIATION
By Perry & Perry
Its Attorneys

Aug 16 (Wed) Aug 2-9-16

AFFIDAVIT

State of Nebraska, Lancaster County, ss:

Robert L. Gant, being duly sworn, deposes and says that he is an editor and manager of The Daily Reporter, a legal daily newspaper printed, published and of general circulation in the County of Lancaster and State of Nebraska, and that the attached printed notice was published in the said newspaper once each week $\frac{3}{2}$ successive weeks, the first insertion having been on the day of August A. D., 1961, and thereafter on August 9 and 16 1961, and that said newspaper is a legal newspaper under the statutes of the State of Nebraska. The above facts are within my personal knowledge.

Robert L. Gant

Subscribed in my presence and sworn to

before me August 16, 1961

Donald W. Paul
Notary Public

Printer's Fee \$ 14.35

ARTICLES OF AMENDMENT OF THE
ARTICLES OF INCORPORATION

OF

PINE LAKE ASSOCIATION

1. The name of the corporation is Pine Lake Association.
2. Article III of the Articles of Incorporation was amended and restated in its entirety as follows:

The purpose of this corporation shall be the management, preservation, regulation and betterment of the residential area known as Pine Lake located upon the Southeast Quarter of Section Fifteen (15), Township Nine (9) North, Range Seven (7) East of the 6th P.M., Lancaster County, Nebraska, including the subdivisions of Pine Lake Addition, Pine Lake Second Addition, Pine Lake Third Addition, Pine Lake Fourth Addition, Pine Lake Fifth Addition, Pine Lake Sixth Addition and Pine Lake Eighth Addition, together with any contiguous real property or interest therein which may be acquired by the association, and shall include the furnishing of boating and other lake facilities and other accommodations for its members and their guests; the maintenance and improvement of association property, services and facilities; the enforcement of restrictive covenants and easements; and the promotion of the recreation, health, safety and social welfare of the residents of Pine Lake;

3. The foregoing amendment was adopted by the members of Pine Lake Association on July 8, 1999.
4. The foregoing amendment was approved by a sufficient vote of the Board of Directors of the corporation.
5. The amendment was required to be approved by the members of the corporation. The corporation has one class of members, of which there were 131 outstanding memberships at the date of such approval. There were 131 votes entitled to be cast, and 28 votes cast for the amendment and 9 votes cast against the amendment. The number of votes cast by the members was sufficient for approval of the amendment.
6. No approvals by any other person or persons other than the members is required.

ATTEST:

By: 

Secretary

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PINE LAKE ASSOCIATION, a Nebraska
non-profit corporation

By: 

President