

# State of Minnesota

## SECRETARY OF STATE

### CERTIFICATE OF INCORPORATION

I, Mary Kiffmeyer, Secretary of State of Minnesota, do certify that: Articles of Incorporation, duly signed and acknowledged under oath, have been filed on this date in the Office of the Secretary of State, for the incorporation of the following corporation, under and in accordance with the provisions of the chapter of Minnesota Statutes listed below.

This corporation is now legally organized under the laws of Minnesota.

Corporate Name: Liberty Park Condominium Association

Corporate Charter Number: 2B-83

Chapter Formed Under: 317A

This certificate has been issued on 01/15/2003.



*Mary Kiffmeyer*  
Secretary of State.

2B-83

**ARTICLES OF INCORPORATION**

**OF**

**LIBERTY PARK CONDOMINIUM ASSOCIATION**

The undersigned, for the purpose of forming a corporation under and pursuant to the provisions of Chapter 317A, Minnesota Statutes, known as the Minnesota Non-Profit Corporation Act, hereby adopts the following Articles of Incorporation: ✓

**ARTICLE I**

**LIBERTY PARK CONDOMINIUM ASSOCIATION**

The name of this corporation shall be Liberty Park Condominium Association. ✓

**ARTICLE II**

**PURPOSES**

The purpose of this corporation shall be to promote the health, safety, and welfare of residents of a condominium development called Liberty Park Condominium located on real property situated in the City of Northfield, County of Dakota, and State of Minnesota, legally described as set forth on attached Exhibit A, together with any additions thereto of property which is subjected to the condominium pursuant to the Declaration of Liberty Park Condominium and the provisions of M.S. 515B, commonly known as the Minnesota Common Interest Ownership Act, and in accordance with recorded declarations, covenants, easements and restrictions applicable to said property.

For the purposes aforesaid, the corporation shall have the following powers:

- a. To operate and function exclusively a non-profit corporation, with the rights, powers and privileges granted by Chapter 317A of the Minnesota Statutes;
- b. To act as the Association which is referred to in the Declaration of Liberty Park Condominium, Dakota County Common Interest Community ("CIC") Number

391 filed or to be filed with the office of the Dakota County Recorder, Hastings, Minnesota, which Association is obligated to provide for the operation and management of Liberty Park Condominium Association empowered as and required by the Declaration, the Bylaws of this corporation, and by law.

- c. To perform all actions as set forth in M.S. 515B.3-102, except as limited by the provisions of the Declaration of or the Bylaws of the corporation.

**ARTICLE III**

**NO PECUNIARY GAIN**

This corporation shall not afford pecuniary gain, incidentally or otherwise, to its Members.

**ARTICLE IV**

**DURATION**

The duration of this corporation shall be perpetual.

**ARTICLE V**

**REGISTERED OFFICE**

The location of the registered office of this corporation shall be 7920 Lakeville Boulevard, Lakeville, Minnesota 55044.

**ARTICLE VI**

**DIRECTORS**

The business of the corporation shall be managed by a Board of Directors initially consisting of four persons and thereafter as provided in the Bylaws. The names and addresses of the persons who are to serve as members of the first Board of Directors until the first annual meeting of the corporation, or as otherwise provided in the Bylaws, are as follows:

Donald A. Pavek

1404 Mayflower Drive  
Northfield, MN 55057

Darin D. Pavек

1401 Rocky Lane  
Eagan, MN 55122

David J. Pavек

700 Turnberry Lane  
Northfield, MN 55057

Dale N. Pavек

9483 Woodridge Way  
Savage, MN 55378

## **ARTICLE VII**

### **LIABILITY**

The Members of this corporation shall not be subject to any personal liability for corporation obligations.

## **ARTICLE VIII**

### **CAPITAL STOCK**

This corporation shall have no capital stock.

## **ARTICLE IX**

### **MEMBERSHIP**

The Members of the corporation shall be those persons described in the Bylaws as Members of this corporation.

## **ARTICLE X**

### **VOTING RIGHTS**

The corporation shall have one class of voting membership. Votes shall be allocated to each unit as provided in the Declaration and the Bylaws. The Declarant will have special Declarant rights within the meaning of M.S. 515B.1-103(31) to control the operation and administration of this corporation for as long as it owns a unit or for such shorter period as set forth in the Declaration and the Bylaws.

**ARTICLE XI**

**DISSOLUTION**

The corporation may be dissolved with the assent of not less than three-fourths (3/4) of the votes of the membership, such assent to be in writing and signed by the Members holding such votes. Upon dissolution of the corporation, other than as incident to a merger or consolidation, the assets of the corporation shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this corporation was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust or other organization to be devoted to such similar purposes.

**ARTICLE XII**

**AMENDMENTS**

These Articles of Incorporation may be amended, at a meeting called for said purposes, by a vote of members holding not less than three-fourths (3/4) of the votes of the voting membership, present in person or by proxy.

**ARTICLE XIII**

**INCORPORATOR**

The name and address of the incorporator of this corporation is:

Russell L. Streefland

250 Skyline Square Building  
12940 Harriet Avenue South  
Burnsville, MN 55337

**ARTICLE XIV**

**ADOPTION OF BYLAWS**

The first Board of Directors shall, upon the first meeting thereof, adopt Bylaws for the regulation of the business of the corporation, and such Bylaws shall be of full force and effect unless amended as provided therein.

**ARTICLE XV**

**DEPARTMENT OF VETERANS AFFAIRS/FEDERAL HOUSING ADMINISTRATION**

**APPROVAL**

As long as the period of Declarant control continues (as defined in M.S. 515B.1-103(22)), the following actions will require the prior approval of the Department of Veterans Affairs or the Federal Housing Administration: Amendments to the Declaration, mergers and consolidations, dissolution and amendment of these Articles, amendments of the Bylaws, mortgaging of the Common Elements, and dedication of the Common Elements to a party other than the Association.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Minnesota, the undersigned has executed these Articles of Incorporation this 8th day of January, 2003.

  
Russell L. Streefland

THIS INSTRUMENT WAS DRAFTED BY:

Russell L. Streefland  
Attorney at Law  
250 Skyline Square Building  
12940 Harriet Avenue South  
Burnsville, MN 55337  
(952) 890-2477

**EXHIBIT A**

Lots 2 through 7, Block 4, LIBERTY PARK, according to the recorded plat thereof, Dakota County, Minnesota.

STATE OF MINNESOTA  
DEPARTMENT OF STATE  
FILED

JAN 15 2003

*Mary Hoffmeyer*  
Secretary of State

