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**ARTICLES OF INCORPORATION  
OF  
LINKS GLEN CONDOMINIUM OWNERS  
ASSOCIATION OF DUBUQUE, IOWA**

To: The Secretary of State, State of Iowa

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

**Article I. Name**

The name of the corporation is: **Links Glen Condominium Owners Association of Dubuque, Iowa.**

**Article II. Purposes and Powers**

- 3.1. The corporation does not contemplate pecuniary gain or profit, direct or indirect, to its members. The purpose or purposes for which it is formed and organized are to provide and promote an entity to conduct the business and affairs of, and to act as or for the co-owners of that certain Horizontal property Regime known as Links Glen Condominiums (hereinafter sometimes referred to as "Regime"), created and submitted pursuant to the provisions of Chapter 499B, Code of Iowa, as amended.
- 3.2. The corporation shall have all powers and purposes granted or implied to a council of co-owners under the provisions of Chapter 499B, Code of Iowa, as amended, and as are granted or implied by the Declaration of Condominium establishing such condominium regime, and all of such powers shall likewise constitute lawful purposes of the corporation.
- 3.3. The purposes of the corporation are exclusively not for private profit or gain and no part of this activity shall consist of carrying on a political campaign on behalf of (or in opposition to) any candidate for public office. The primary purposes of the Corporation are as follows:
  - 3.3.1. Own acquire build, operate and maintain common areas, incidental to and hereafter referred to as the "common properties and facilities;"
  - 3.3.2. Provide, within the discretion of the Board of Directors, certain exterior maintenance for the units within the property;
  - 3.3.3. Maintain unkempt land or trees;
  - 3.3.4. Supplement municipal or quasi-municipal services if not available to the unit owners;
  - 3.3.5. Fix assessments (or charges), if any, to be levied against the property;

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- 3.3.6. Enforce any and all covenants, restrictions and agreements applicable to the properties;
- 3.3.6. Pay real and personal property taxes, if any, on the common areas, properties and facilities, if any; and
- 3.3.7. Insofar as permitted by law, to do any other thing that in the opinion of the Board of Directors will promote the common benefit and enjoyment of the residents of the properties.

**Article IV. Definitions**

Defined terms shall have the meanings ascribed to them in the Condominium Declaration of Links Glen Condominiums.

**Article V. Membership**

Every person or entity who is a record owner of a fee or undivided fee interest, in any Unit, which is subject by the covenants of record to assessment by the Association, shall be a member of the Association, provided, that the above shall apply to any person or entity who holds such interest as well as all contract purchasers, if any, as their interests appear.

**Article VI. Voting Rights**

The voting rights of the members shall be fixed, limited, enlarged, or denied to the extent specified By-laws of the corporation, provided there shall be as many votes entitled to be cast with respect to the affairs of the corporation, including amendments, dissolution and other determination authorized by statute as there are ownership units appurtenant to the Unit or Units owned by such member, all as established by the Declaration of Condominium and supplements and amendments thereto, if any, submitting the lands and the Units to the Regime.

**Article VII. Registered Office and Agent**

The address of the initial registered office of the corporation shall be 1100 Rockdale Road, Dubuque, Iowa 52003, and the name of its initial registered agent at such address is Timothy J. Conlon.

**Article VIII. Board of Directors**

8.1. The number of Directors shall be fixed by the Bylaws of the corporation. The initial Board of Directors of the corporation is five (5) and the names and addresses of the persons who are to serve as initial Directors are:

Name	Address
Michael J. Conlon	1100 Rockdale Road Dubuque, Iowa 52003
Steve D. Conlon	1100 Rockdale Road Dubuque, Iowa 52003

Timothy J. Conlon

1100 Rockdale Road  
Dubuque, Iowa 52003

Edward A. Babka

451 Riverview Terrace  
East Dubuque, IL 61025

Paul J. Frommelt

2525 St. Anne Drive  
Dubuque, IA 52001

- 8.2. The initial Board of Directors shall be subject to removal only by the Links Glen Condominium Owners of Dubuque, Iowa, until their terms expire as provided in the Bylaws, but thereafter, a Director may be removed from office at a special meeting of the members of the corporation in such manner as may be provided for by the Bylaws.

### **Article IX. Additions to Properties and Membership**

- 9.1. Additions to the properties described herein may be made only in accordance with the provisions of the recorded Declaration of Submission of Property to the Horizontal Property Regime of Links Glen Condominiums, as applicable, and referred to as said "properties" or "land."
- 9.2. Such additions, amendments and other properties or land to be added to the properties or land, if any, when properly made under the applicable covenants (whether they be in the form of a Declaration under Chapter 499B, Code of Iowa, or otherwise), shall extend the jurisdiction, functions, duties and membership of this corporation to such properties or land.
- 9.3. The additions to the properties or land, if any, may be legally described and added to the property described herein, all in the same manner provided herein and pursuant to this Article.

### **Article X. Mergers and Consolidations**

Subject to the provisions of the Declaration of Submission of Property of the Horizontal Property Regime for Links Glen Condominiums pursuant to Chapter 499B, Code of Iowa, as amended, applicable to the property described herein, and to the extent permitted by law, the corporation may participate in mergers and consolidations with other non-profit corporations organized for the same purposes.

### **Article XI. Mortgages and Other Indebtedness**

- 11.1. The corporation shall have the power to mortgage its property only to extent authorized under the recorded Declaration of Submission of Property to the Horizontal Property Regime, applicable to said property.
- 11.2. The total debts of the corporation, including the principal amount of such mortgages outstanding at any time, shall be determined within the sole discretion of the Board of Directors of the corporation.

**Article XII. Limitation on Disposal of Real Property**

The corporation shall have power to dispose of its real properties or land only as authorized under the Declaration applicable to the properties .

**Article XIII. Distribution of Assets Upon Liquidation**

In the event of liquidation, assets, if any, that remain shall be distributed to the members in accordance with their proportionate share of ownership units existing in the Condominium Regime, as determined by the Declaration of Condominium and the By-laws.

**Article XIV. Transfer of Property**

- 14.1. All transfers, conveyances, leases, mortgages, or assignments of real estate or of any interest therein shall be executed by any two of the following officers: President, Vice-president, Secretary or Treasurer.
- 14.2. All transfers, conveyances, leases, or encumbrances of personal property, or any interest therein, shall be executed by any officer of the corporation, or any agent authorized by the Board of Directors. All judgments or other liens shall be satisfied, discharged, released or assigned by any officer of the corporation.

**Article XV. Amendment to Articles**

These Articles may be amended in accordance with the laws of the State of Iowa, provided that the voting and quorum requirements, if any, specify for any action under any provisions of these Articles, or the Declaration (Declaration for this purpose being the Declaration of Submission of property to the Horizontal Property Regime pursuant to Chapter 499B, Code of Iowa, as amended), if, in fact, the Articles and Declaration are inconsistent with the other, and shall apply also to any amendment that are governed by the recorded Declaration of Submission, of the property to the Regime which are a part of the property and land and the interest created thereby. Any purported amendment to these Articles of Incorporation in conflict with or contrary to the provisions of the Declaration of Condominium, including the supplements and amendments thereto, which submit land and units to the Regime, shall be void and of no force or effect.

**Article XVI. Bylaws**

The initial Bylaws of the corporation shall be adopted by its initial Board of Directors, but the power to hereafter alter, amend or repeal the same or adopt new Bylaws is reserved to and vested in the members.

**Article XVII. Incorporator**

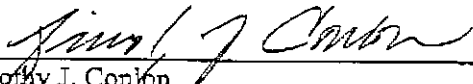
The name and address of the Incorporator is:

Name	Address
Timothy J. Conlon	1100 Rockdale Road Dubuque, Iowa 52003

**Article XVIII. Effective Date**

The effective date and time of this document is upon filing with the office of the Secretary of State.

Dated: 7.10.07, 2007.

  
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Timothy J. Conlon

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