

**ARTICLES OF AMENDMENT TO THE
ARTICLES OF INCORPORATION
OF
MEADOW VIEW HOMEOWNERS ASSOCIATION, INC.,
A Nonprofit Corporation**

Pursuant to the provisions of the Nebraska Nonprofit Corporation Act, the following Articles of Amendment to the Articles of Incorporation are adopted:

1. The present name of the corporation is Meadow View Homeowners Association, Inc.
2. The following Article IV. Purpose and Powers of the Association of the Articles of Incorporation is hereby adopted:

ARTICLE IV.

PURPOSE AND POWERS OF THE ASSOCIATION

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for maintenance, preservation and architectural control of the residence Lots and the Common Areas within those certain tracts of property described as:

Meadow View, a subdivision in Lancaster County, Nebraska, consisting of Lots 1 through 22 of Block 1, Lots 1 through 6 of Block 2, Outlots A and C, and all future additions;

Meadow View 1st Addition, a subdivision in Lancaster County, Nebraska, consisting of Lots 1 through 6 of Block 1, Lots 1 through 5 of Block 2, Lots 1 through 5 of Block 3, Lots 1 through 8 of Block 4, Lots 1 through 9 of Block 5, Outlots A, B, C, D and E, and all future additions;

Meadow View 2nd Addition, a subdivision in Lancaster County, Nebraska, consisting of Lots 1 through 4 of Block 1, Lots 1, 2 and 3 of Block 2, Lots 1 through 5 of Block 3, Lot 1 of Block 4, Outlots A and B, and all future additions; and

Meadow View 3rd Addition, a subdivision in Lancaster County, Nebraska, consisting of Lots 1 through 4 of Block 1, Lots 1 through 5 of Block 2, Lots 1 through 5 of Block 3, and Outlots A, B and C, and all future additions.

and to promote the health, safety and welfare of the residents within the above-described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association for this purpose 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 those certain Declaration of Covenants, Conditions, and Restrictions, hereinafter called the "*Declaration*", applicable to the property and recorded or to be recorded in the Office of the Register of Deeds of Lancaster County, Nebraska, and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length;
- b. fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to pay all expense in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association;
- c. acquire, by gift, purchase, or otherwise own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association;
- d. borrow money, and with the assent of two-thirds (2/3) of each class of members, mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;
- e. dedicate, sell or transfer all or any part of the Common Area to any person, any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument has been signed by two-thirds (2/3) of each class of members, agreeing to such dedication, sale or transfer;
- f. participate in mergers and consolidations with other nonprofit corporations organized for the same purposes or annex additional residential property and the Common Area, provided that any such merger, consolidation or annexation shall have the assent to two-thirds (2/3) of each class of members;
- g. have and to exercise any and all powers, rights and privileges which a corporation organized under the Nonprofit Corporation Law of the State of Nebraska by law may now or hereafter have or exercise.

3. The following Article VI. Voting Rights of the Articles of Incorporation is hereby adopted:

ARTICLE VI.

VOTING RIGHTS

The Association shall have two classes of voting membership:

CLASS A. Class A members shall be all Owners of Lots within the Association, other than Outlots. Class A members shall be entitled to one (1) vote for each Lot owned by a Class A member. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as the Owners determine, but in no event shall more than one vote be cast with respect to any Lot.

CLASS B. The Class B member shall be the Owner-Developer as defined in the Declaration. The Class B member shall be entitled to three (3) votes for each Lot owned by the Class B member within the Association, not including Outlots. The Class B membership shall cease and be converted to Class A membership when the total number of votes outstanding in the Class A membership of the Lots within the Meadow View 2nd Addition and the Meadow View 3rd Addition is greater than or equal the total votes outstanding in the Class B membership.

4. The following Article VII. Board of Directors of the Articles of Incorporation is hereby adopted:

ARTICLE VII.

BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of five (5) Directors, who need not be members of the Association. The number of directors may be changed by amendment of the By-Laws of the Association.

At each annual meeting, the members shall elect five (5) directors for a term of one year.

5. Said amendment is adopted effective the 7 day of July, 2019.

6. Approval of the members was required.

Type of Membership Voting	All Class A Members within Meadow View and Meadow View 1st Addition
Total Number of Members:	61
Total Number of Members entitled to Vote:	61
Total Number of Members Voting:	46
Total Number of Votes in Favor of the Amendment:	44
Total Number of Votes Against the Amendment:	2

7. The number cast for the amendment was sufficient for approval.

8. No approval of persons other than the members was required.

DATED this 7 day of July, 2019.

**MEADOWVIEW HOMEOWNERS
ASSOCIATION, INC.**

BY: 

Shaun Haller, Director

BY: 

Matt Schwager, Director

BY: 

Larry Luhn, Director

BY: 

Timothy Sullivan, Director

BY: 

William Arneson, Director