

# 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.

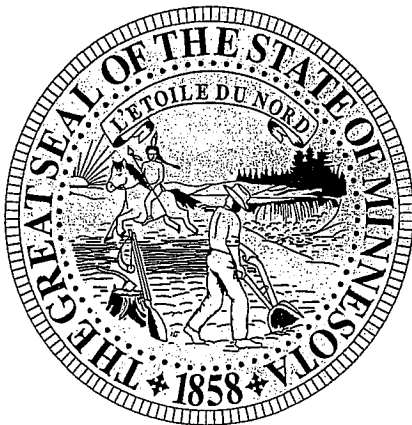
This corporation is now legally organized under the laws of Minnesota.

Corporate Name: Crown Cove Condominium Association

Corporate Charter Number: 1508025-2

Chapter Formed Under: 317A

This certificate has been issued on 09/15/2005.



*Mary Kiffmeyer*  
Secretary of State.



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ARTICLES OF INCORPORATION

OF

CROWN COVE CONDOMINIUM ASSOCIATION

The undersigned, being of full age and for the purpose of forming a nonprofit corporation under the provisions of Chapter 317A, Minnesota Statutes, the Minnesota Nonprofit Corporation Act [the "Act"], and laws amendatory thereof, does adopt the following Articles of Incorporation:

ARTICLE I  
NAME

The name of this corporation shall be Crown Cove Condominium Association (herein called the "Association").

ARTICLE II  
PURPOSES AND POWERS OF THE ASSOCIATION

The purposes and objects of the Association are to provide for and to administer the operation, management, maintenance and care of Common Interest Community Number 212, a Condominium, Crown Cove (herein called "Crown Cove"), to be established in accordance with the Minnesota Common Interest Ownership Act, upon the following described real property lying and being in the City of Blaine, County of Anoka, State of Minnesota, described as follows, to-wit:

Lot 11, Block 1,  
THE LAKES OF RADISSON TWENTY-FOURTH ADDITION,  
Anoka County, Minnesota

together with any additions or Additional Real Estate Parcels hereafter added to said Condominium made in compliance with the terms of its Declaration and the Act and to undertake the performance of the acts and duties incident to the administration of the operation and management of the Association in accordance with its terms, provisions, conditions and authorizations, as contained in these Articles of Incorporation and which may be contained in the Declaration establishing Crown Cove, as the same may be amended from time to time, which will be filed in the Office of the Registrar of Titles/County Recorder in and for Anoka County, Minnesota, at the time said real property and the improvements now or hereafter situated thereon, are submitted to a plan of condominium ownership, said Declaration being incorporated herein as if set forth at length; and to acquire, own, operate, lease, sell, trade and otherwise deal with such property, whether real or personal, as may be necessary or convenient in the administration of the operation, management, maintenance, improvement and care of the Common Elements within Crown Cove.

In the furtherance of the foregoing purposes, the Association shall have the power and authority to engage in any and all lawful activities that may be reasonably necessary in order to accomplish any of the foregoing purposes, and to do and exercise all other powers and authority now or hereafter conferred upon nonprofit corporations under the laws of the State of Minnesota.

ARTICLE III  
NONPROFIT ORGANIZATION

The Association is organized as a nonprofit corporation. The Association shall in no way, directly or indirectly, incidentally or otherwise, afford pecuniary gain to any of its members, Directors, or Officers, nor shall any part of the net earnings of the Association in any way inure to the private benefit of any such Member, Director, or Officer of the Association, or to any private shareholder or individual within the meaning of Section 528(c)(1)(D) of the Internal Revenue Code, except that the Association shall be authorized to make reasonable allowance and payment for actual expenditures incurred or services rendered for or on behalf of the Association.

No substantial part of the activities of the Association shall constitute the carrying on of propaganda or of attempting to influence legislation, and the Association shall not participate or intervene in any political campaign on behalf of any candidate for public office, nor shall the Association engage in any transaction or carry on any other activity not permitted to be carried on by a condominium management association exempt from federal income tax under Section 528 of the Internal Revenue Code (or the corresponding provision of any future United States Internal Revenue Law).

ARTICLE IV  
DURATION

The duration of this corporation shall be perpetual.

ARTICLE V  
LOCATION

The registered office of this corporation shall be at 3065 Centre Pointe Drive, Roseville, County of Ramsey, State of Minnesota 55113.

ARTICLE VI  
INCORPORATOR

The name and address of the person forming this corporation is:

Angela M. Samec  
Barna, Guzy & Steffen, Ltd.  
400 Northtown Financial Plaza  
200 Coon Rapids Boulevard  
Minneapolis, MN 55433

ARTICLE VII  
MEMBERSHIP

The membership of the Association shall consist of the owners (hereinafter called the "Unit Owners") of the condominium units (hereinafter called the "Units") within Crown Cove, Anoka County, Minnesota, as defined in and determined by the Declaration. Membership in the Association shall be appurtenant to, and shall not be separated from, Unit ownership in Crown Cove. No property right inheres in membership and memberships are not transferable except in connection with the transfer by Members of their respective Units. The votes to be exercised by the Members of the Association shall be as allocated by the Declaration and the Bylaws of the Association to the Units for voting purposes. All Unit Owners of Units within Crown Cove shall be Members of the Association. Where there is more than one Unit Owner of a Unit, the vote allocated to that Unit in accordance with the Declaration shall be cast as the Unit Owners of such Unit among themselves may determine. Where there is more than one Unit Owner of a Unit, the Unit Owners of such Unit shall notify the Secretary of the Association in writing of the name of the Unit Owner who has been designated to cast the vote attributable to the Unit owned, on behalf of all of the Unit Owners of that Unit. Membership in the Association shall automatically pass when the ownership of a Unit is transferred in any manner. In each such event, written notice of the transfer shall be given to the Secretary of the Association.

ARTICLE VIII  
BOARD OF DIRECTORS

The management of the Association shall be vested in a Board of Directors. The first Board of Directors of the Association shall consist of three (3) persons, whose names and addresses are:

Todd M. Stutz	3065 Centre Pointe Drive Roseville, MN 55113
Steven A. Kahn	3065 Centre Pointe Drive Roseville, MN 55113
Irene M. Montanari	3065 Centre Pointe Drive Roseville, MN 55113

Except as otherwise provided in the Bylaws of the Association, the term of the first Board of Directors shall run until the fifth anniversary of the date of filing of these Articles of Incorporation. The number of Directors, term of office, method of removal from office, and method of the filling of vacancies in the Board of Directors shall be as provided in the Bylaws of the Association.

ARTICLE IX  
PERSONAL LIABILITY

No Member, Director or Officer of the Association shall have any personal liability for any obligation of the Association.


ARTICLE X  
CAPITAL STOCK

The Association shall have no capital stock.

ARTICLE XI  
DISSOLUTION

Upon dissolution of the Association, after payment of all the debts and obligations of the Association, all remaining corporate assets shall be distributed in accordance with the provisions of the Minnesota Common Interest Ownership Act.

IN TESTIMONY WHEREOF, I have hereunto set my hand this 15<sup>th</sup> day of September, 2005.

  
\_\_\_\_\_  
Angela M. Samec, Incorporator

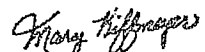
THIS INSTRUMENT DRAFTED BY:

BARNA, GUZY & STEFFEN, LTD. (AMS)  
400 Northtown Financial Plaza  
200 Coon Rapids Boulevard  
Coon Rapids, Minnesota 55433  
(763) 780-8500

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STATE OF MINNESOTA  
DEPARTMENT OF STATE  
FILED

SEP 15 2005

  
Secretary of State

RICHARD A. MERRILL  
DARRELL A. JENSEN  
JEFFREY S. JOHNSON  
RUSSELL H. CROWDER  
JON P. ERICKSON  
THOMAS P. MALONE  
MICHAEL F. HURLEY  
HERMAN L. TALLE  
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DANIEL D. GANTER, JR.  
BEVERLY K. DODGE  
JAMES D. HOEFT  
JOAN M. QUADE  
JOHN T. BUCHMAN  
SCOTT M. LEPAK  
STEVEN G. THORSON  
ELIZABETH A. SCHADING

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TIMOTHY D. ERB  
KAREN K. KURTH  
ANGELA M. SAMEC  
ELIZABETH M. STUVA  
LAURA R. GURNEY  
SEAN D. WHITLOCK  
SUSAN E. SHEELY

*Retired*  
ROBERT A. GUZY  
BERNARD E. STEFFEN  
1931-2002

*Writer's Direct Line: (763) 783-5119*  
*Internet E-Mail Address: [asamec@bgsllaw.com](mailto:asamec@bgsllaw.com)*

September 23, 2005

Ms. Kathy Dols  
The Rottlund Company, Inc.  
3065 Centre Pointe Drive  
Roseville, MN 55113

RE: Crown Cove Condominium Association  
Our File No. 40015-613

Dear Kathy:

Enclosed please find a copy of the Certificate of Incorporation and Articles of Incorporation in connection with the above-referenced Association.

Very truly yours,

BARNA, GUZY & STEFFEN, LTD.

  
Angela M. Samec

ANS/mmp  
Enclosures

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