



**RESTATED ARTICLES OF INCORPORATION
OF
THE WOODS AT ELM CREEK HOMEOWNERS ASSOCIATION, INC**

KNOW ALL BY THESE PRESENTS, That I, the undersigned, being duly authorized to execute these Restated Articles of Incorporation of **The Woods at Elm Creek Homeowners Association, Inc** and acting pursuant to the provisions of Minnesota Statutes, Chapter 317A, do hereby adopt the following restated Articles of Incorporation, effective upon filing with the Minnesota Secretary of State:

**ARTICLE I
NAME**

The name of the corporation shall be:

The Woods at Elm Creek Homeowners Association, Inc.

hereinafter called the "**Corporation**".

**ARTICLE II
REGISTERED OFFICE**

The registered office of the Corporation is located at:

12201 Champlin Drive
Champlin MN 55316

**ARTICLE III
NO PECUNIARY GAIN TO MEMBERS**

The Corporation shall not afford a pecuniary gain incidentally or otherwise, to its members.

**ARTICLE IV
PURPOSE AND POWERS OF THE CORPORATION**

The purpose and powers of this Corporation are to:

- (a) To act as the Corporation, which is referred to in The Woods at Elm Creek Declaration ("Declaration"), and provide, for the maintenance, preservation and architectural control, together with the regulation of activities in the Units and Common Elements (as defined in the Declaration) of that certain real property known as The Woods at Elm Creek (the "Subject Property") located in the City of Champlin, Hennepin County, Minnesota, on property legally described in the Declaration.

- (b) Promote the health, safety, welfare, comfort, convenience and economic well-being of the present and future owners of the residents of the Subject Property.
- (c) Exercise all the powers and privileges and perform all of the duties and obligations of this Corporation as the same may be set forth in these Articles of Incorporation, the Bylaws of the Corporation, and the Declaration, recorded, or to be recorded, in the Office of the Registrar of Titles or County Recorder for Hennepin County, Minnesota and as the same may be amended from time to time as therein provided, and to do any act or thing necessary or appropriate to the exercise of any express or implied powers and privileges, or perform any express or implied duties and obligations.
- (d) Fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration and to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Corporation, including all licenses, taxes or governmental charges levied or imposed against the common properties of the Corporation;
- (e) Acquire (by gift, purchase or otherwise) own, hold, improve, operate, maintain, sell, lease, transfer, dedicate for public use or otherwise dispose of personal property in connection with the affairs of the Corporation;
- (f) Borrow money for the purpose of improving, repairing and maintaining the common properties or any improvements located thereon and in aid thereof, to mortgage or grant a security interest in any or all of the Corporation's common properties as security for money borrowed or debts incurred except the rights of any mortgagee or secured party of the Corporation's common properties shall be subordinate to the rights of Owners created by the Declaration;
- (g) Grant easements, dedicate, sell or transfer all or any part of the common properties to any public agency, authority or utility for such purposes and subject to such conditions as may be agreed to by the members, provided that such additional consent required by the Declaration is obtained;
- (h) Have and exercise any and all powers, rights and privileges which a corporation organized under the Nonprofit Corporation Act of the State of Minnesota by law may now or hereafter have or exercise consistent with the Declaration and these Articles;
- (i) To enforce provisions of the Declaration, and any and all other covenants, conditions or restrictions applicable to the aforementioned property.

The Corporation does not have the power to acquire (by gift, purchase or otherwise), real property in addition to that referred to in this Article IV.

ARTICLE X
AMENDMENTS

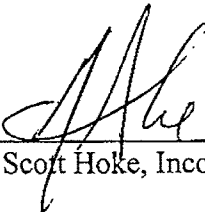
Amendment of these Articles of Incorporation shall require the prior approval of members who hold at least two thirds of the voting power of all members, (i) at a meeting duly held for such purposes, or (ii) in writing; except that the registered office of the Corporation may be changed by the filing of a Certificate of Change of Registered Office in accordance with law.

ARTICLE XI
INCORPORATOR

The name and address of the incorporator of the Corporation is as follows:

G. Scott Hoke
G. Scott Hoke, P.A.
12201 Champlin Drive
Champlin MN 55316

IN WITNESS WHEREOF, the undersigned incorporator of the Corporation, has executed these Articles of Incorporation, this 7th day of June, 2018.

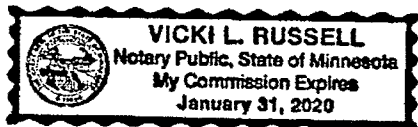


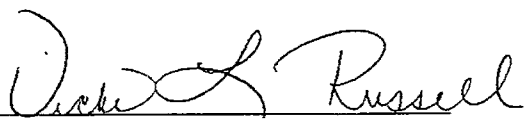
G. Scott Hoke, Incorporator

STATE OF MINNESOTA)
) ss.
COUNTY OF HENNEPIN)

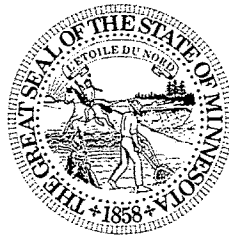
On this 7th day of June, 2018, personally appeared before me, G. Scott Hoke, to me known to be the person named in and who executed the foregoing Articles of Incorporation, on behalf of The Woods at Elm Creek Homeowners Association, and who acknowledged this to be his free act and deed.

WITNESS my hand and official seal.





Notary Public



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STATE OF MINNESOTA
OFFICE OF THE SECRETARY OF STATE
FILED
06/19/2018 11:59 PM

Steve Simon

Steve Simon
Secretary of State