

Office of the Minnesota Secretary of State Certificate of Incorporation

I, Mark Ritchie, Secretary of State of Minnesota, do certify that: The following business entity has duly complied with the relevant provisions of Minnesota Statutes listed below, and is formed or authorized to do business in Minnesota on and after this date with all the powers, rights and privileges, and subject to the limitations, duties and restrictions, set forth in that chapter.

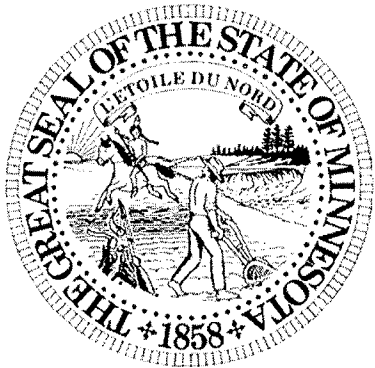
The business entity is now legally registered under the laws of Minnesota.

Name: Medina Ridge Condominium Association, Inc.

File Number: 704736500029

Minnesota Statutes, Chapter: 317A

This certificate has been issued on: 10/04/2013



Mark Ritchie

Mark Ritchie
Secretary of State
State of Minnesota

ARTICLES OF INCORPORATION

OF

MEDINA RIDGE CONDOMINIUM ASSOCIATION, INC.

The undersigned, for the purpose of forming a corporation pursuant to the provisions of the Minnesota Nonprofit Corporation Act, Minnesota Statutes, Chapter 317A, adopts the following Articles of Incorporation.

ARTICLE I

The name of this corporation shall be Medina Ridge Condominium Association, Inc. (hereinafter called the "Association").

ARTICLE II

The Association is organized and shall be operated for the purpose of managing a Common Interest Community ("CIC") which is to be formed pursuant to the Minnesota Common Interest Ownership Act (the "Act"), upon certain land in Hennepin County, Minnesota, and legally described as set forth in the Declaration of Common Interest Community for Medina Ridge Condominiums ("Declaration"), and such further properties as may be subjected to the Declaration, in accordance with the terms thereof.

Such purposes shall include, but not be limited to the following:

- (a) To maintain, manage and administer the affairs and property of the Association, in accordance with the provisions of the Declaration and the Bylaws of the Association ("Bylaws");
- (b) To levy and collect assessments from the members of the Association and to use the proceeds thereof for the purposes of the CIC;
- (c) To contract for and employ persons, firms or corporations to assist in the management, operation, maintenance and administration of the CIC and the Association;
- (d) To make and enforce reasonable regulations concerning the use and enjoyment of the CIC;
- (e) To own, maintain and improve and to buy, sell, convey, assign, mortgage, lease or otherwise dispose of real and personal property and to borrow money or issue evidences of indebtedness in furtherance of any or all of the foregoing objects, and to secure the same by mortgages, pledges, or other liens, subject to limitations contained in the Declaration or the Bylaws;

- (f) To perform any other matter required or permitted of it as administrator of the CIC under the Act, the Declaration, and the Bylaws; and
- (g) To exercise such other powers which are consistent with the foregoing purposes and which are afforded to the Association by the Minnesota Nonprofit Corporation Act, the Minnesota Common Interest Ownership Act and any further laws amendatory thereof and supplementary thereof.

ARTICLE III

This Association does not and shall not, incidentally or otherwise, afford pecuniary gain to, nor shall any part of the net earnings of the Association inure to the private benefit of its members, directors or officers; provided, however, that the Association may pay to its members, directors, and officers out-of-pocket expenses incurred in the performance of their duties, and may lease and purchase from, sell to and otherwise deal with, its members, directors, officers and others in real and personal property situated in Hennepin County, Minnesota and may hire members to perform professional services, and shall have the power to own, encumber and sell units within the CIC.

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 the 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 CIC 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

The period of duration of this Association shall be perpetual.

ARTICLE V

The registered office of this Association in the State of Minnesota shall be located at 100 Clydesdale Trail, #10, Medina, MN 55340.

ARTICLE VI

Voluntary dissolution shall require the approval of (i) the holders of fifty-one percent (51%) of the vote of the Unit Owners (as defined in the Declaration) and (ii) fifty-one percent (51%) of the holders of the first mortgages covering Units (as defined in the Declaration) within the CIC. Upon the dissolution of the Association, its assets, both real and personal, shall be distributed to the members and mortgagees of Units as required by the Declaration and the Act.

ARTICLE VII

The name and address of the incorporator, who is a natural person of full age, is:

<u>NAME</u>	<u>ADDRESS</u>
Chad A. Johnson	Hellmuth & Johnson, PLLC 8050 West 78th Street Edina, MN 55439

ARTICLE VIII

(a) The first Board of Directors of this Association shall consist of seven (7) persons, the name and address of whom is:

<u>NAME</u>	<u>ADDRESS</u>
Norman C. Beardsley	100 Clydesdale Trail, #311 Medina, MN 55340
Elizabeth Larson	100 Clydesdale Trail, #227 Medina, MN 55340
Verna J. Lundin	100 Clydesdale Trail, #210 Medina, MN 55340
Dennis Martenson	100 Clydesdale Trail, #225 Medina, MN 55340
Barbara Meyer	100 Clydesdale Trail, #202 Medina, MN 55340
Shirley Teig	100 Clydesdale Trail, #325 Medina, MN 55340
Frederick W. Webber	100 Clydesdale Trail, #103 Medina, MN 55340

ARTICLE IX

Members, directors and officers of the Association shall not be personally liable to any extent whatsoever for obligations of the Association.

ARTICLE X

The Association shall have no capital stock, either authorized or issued, nor shall it have a corporate seal.

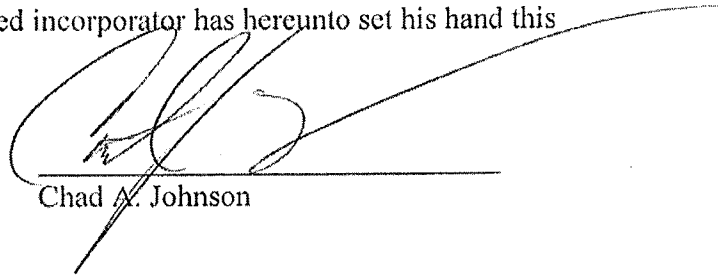
ARTICLE XI

An action, other than an action requiring member approval pursuant to the terms of the Declaration, may be taken by written action signed, or consented to by authenticated electronic communication, by the number of directors that would be required to take the same action at a meeting of the Board at which all directors were present. Such written action is effective when signed, or consented to by authenticated electronic communication, by the required number of directors, unless a different effective time is provided in the written action. When written action is permitted to be taken by less than all directors, all directors shall be notified immediately of the text of the written action and its effective date. Failure to provide the notice does not invalidate the written action. A director who does not sign or consent to the written action is not liable for the action.

ARTICLE XII

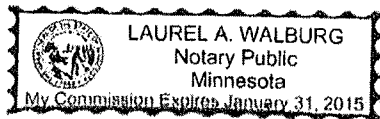
These Articles may be amended by a vote of a majority of the Board of Directors, provided that any amendments affecting the matters described in Sections 14 and 16 of the Declaration must also have the prior written consent required by those Articles.

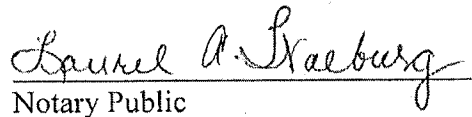
IN WITNESS WHEREOF, the undersigned incorporator has hereunto set his hand this 1st day of October 2013.

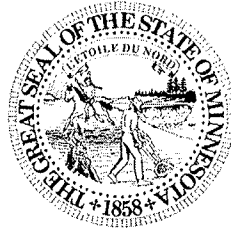

Chad A. Johnson

STATE OF MINNESOTA)
) ss.
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me on this 1st day of October 2013, by Chad A. Johnson.




Notary Public



Work Item 704736500029
Original File Number 704736500029

STATE OF MINNESOTA
OFFICE OF THE SECRETARY OF STATE
FILED
10/04/2013 11:59 PM

Mark Ritchie

Mark Ritchie
Secretary of State