

STATE OF INDIANA  
OFFICE OF THE SECRETARY OF STATE  
SECRETARY OF STATE

To Whom These Presents Come, Greeting:

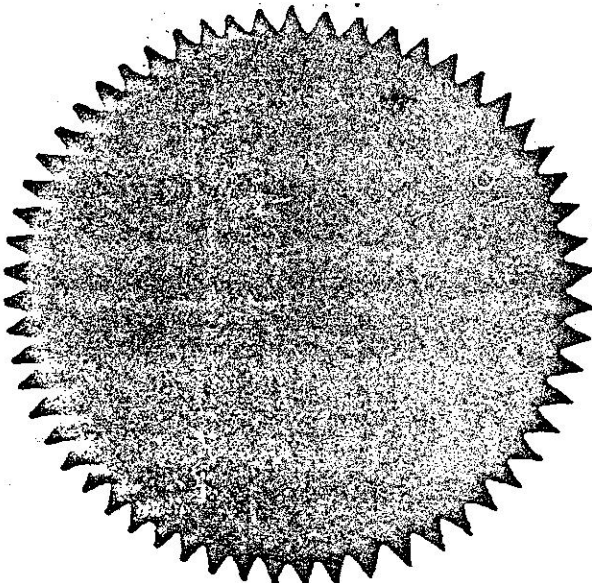
CERTIFICATION OF INCORPORATION

NEW LONDON LAKE CONDOMINIUM ASSOCIATION, INC.

I, LARRY A. CONRAD, Secretary of State of the State of Indiana, hereby certify that Articles of Incorporation of the above not for profit Corporation, in the form prescribed by my office, prepared and signed in duplicate by the incorporator(s) and acknowledged and verified by the same before a Notary Public, have been presented to me at my office accompanied by the fees prescribed by law: that one copy of such Articles has been filed in my office; and that the remaining copy or copies of such Articles bearing the endorsement of my approval and filing has been returned by me to the incorporator or his representatives: all as prescribed by the Indiana Not-For-Profit Corporation Act of 1971.

Wherefore, I hereby issue to such Corporation this Certificate of Incorporation, and further certify that its corporate existence has begun.

In Witness Whereof, I have hereunto set my hand and affixed  
the seal of the State of Indiana, at the City of Indianapolis,  
this 10th ..... day of  
July ..... 19 73



*Larry A. Conrad*  
LARRY A. CONRAD, Secretary of State,  
By *Rosemary Parsons*  
Deputy

APPROVED  
AND  
FILED  
JUL 10 1973

  
SECRETARY OF  
STATE OF INDIANA

ARTICLES OF INCORPORATION  
OF  
NEW LONDON LAKE CONDOMINIUM ASSOCIATION, INC.

The undersigned does hereby adopt the following Articles of Incorporation, representing beforehand to the Secretary of State of the State of Indiana and all persons whom it may concern, that a membership list or lists of the above-named corporation for which certificate of incorporation is hereby applied for, have heretofore been opened in accordance with law and that at least three (3) persons have signed such membership list.

Be it further remembered that the following Articles of Incorporation and all matters heretofore done or hereafter to be done are in accordance with The Indiana Not-For-Profit Corporation Act of 1971, and all acts amendatory thereof and supplemental thereto.

1. The name of this corporation shall be New London Lake Condominium Association, Inc.

2. The purpose or purposes for which it is formed are as follows:

a. Administrate and operate New London Lake Condominiums as the "Association" of Owners of such condominium in accordance with the Declaration and By-Laws of said horizontal property regime, on a not-for-profit basis.

b. to have, hold, exercise and enjoy in furtherance of the purposes set forth hereinabove, all of the rights, powers, privileges and immunities granted and not expressly denied, by The Indiana Not-For-Profit Corporation Act of 1971, as now or hereafter amended, and under the common law as may be necessary, convenient or expedient in order to accomplish the purposes set forth hereinabove, but subject to any limitation or restriction imposed by The Indiana Not-For-Profit Corporation Act of 1971, by any other law or by these Articles of Incorporation.

3. The period during which it is to continue as a corporation is perpetuity.

4. The post office address of its principal office is 129 Dixie Way North, South Bend, St. Joseph County, Indiana.

5. The name of its resident agent is Paul D. Hass.

6. The post office address of its resident agent is 129 Dixie Way North, South Bend, St. Joseph County, Indiana.

7. There shall be one (1) class of members and all members shall have the same rights, privileges, duties, liabilities, limitations and restrictions. Each owner of an Apartment in New London Lake Condominiums, located in South Bend, Indiana, shall be a member. Membership shall terminate when a member ceases to be an owner of an Apartment in New London Lake Condominiums.

The corporation shall issue an annual membership certificate to each member when he becomes an owner of an Apartment.

No person shall be entitled to more than one (1) membership. Every member shall have the right at every meeting of members to cast that number of votes which is equal to his percentage ownership in the common areas and limited areas as set forth in the Declaration of said Condominium in paragraph 1(n) defining "Percentage Vote". This right to vote may be exercised in person or written proxy as the By-Laws may provide from time to time.

8. The number of directors of this corporation shall be not less than three (3) nor more than fifteen (15) as prescribed from time to time in the By-Laws of the Corporation; but in no event shall the minimum number of directors be less than three (3). Whenever the By-Laws do not specify the exact number, the number of directors shall be five (5). Directors shall be required to be members of the corporation, or representatives of members. The Board of Directors may be referred to as the "Board of Managers" and individual members of the Board referred to as "Manager".

9. The names and addresses of the first Board of Directors are as follows:

<u>Name</u>	<u>Address</u>
Paul D. Hass	129 Dixie Way North, South Bend, Indiana
Wayne H. Holleman	129 Dixie Way North, South Bend, Indiana
Earl L. Kime	129 Dixie Way North, South Bend, Indiana

Such members of the first Board of Directors shall serve until the Declarant of New London Lake Condominium has completed and sold all Apartments in that Horizontal Property Regime or December 31, 1974, whichever shall first occur or at some earlier date on election of the Declarant after giving thirty (30) days notice in

writing to all members. After the term of the first Board of Directors expires, as aforesaid, and at each annual meeting thereafter, members of the Board of Directors shall be elected by the vote of the members, to serve until the next annual meeting of members and until their successors are elected and qualified.

10. The name and post office address of the incorporator is as follows:

<u>Name</u>	<u>Address</u>
Bruce R. Bancroft	645 First Bank Building South Bend, Indiana

11. A statement of the property and an estimate of the value thereof, to be taken over by this corporation at or upon its incorporation: None.

12. Any other provisions, consistent with the laws of this state, for the regulation and conduct of the affairs of this corporation, and creating, defining, limiting or regulating the powers of this corporation, of the directors or of the members of any class or classes of members:

a. Subject to any limitations or restrictions imposed by law or by these Articles of Incorporation, the Board of Directors of the corporation is hereby authorized to exercise, in furtherance of the purposes of the corporation, all the powers of the corporation granted it by The Indiana Not-For-Profit Corporation Act of 1971, as amended or supplemented without prior authorization or subsequent approval by the members of the corporation.

b. The power to make, alter, amend or repeal a

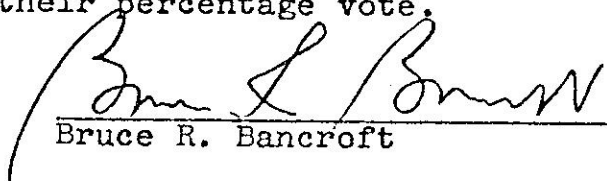
code of By-Laws and rules and regulations for the conduct of the affairs of the corporation, including the power to establish officers of the corporation and to elect such officers for such terms, in such manner and to perform such duties as it may determine in its sole discretion, shall be vested in the Board of Directors of the corporation; provided, however, that no act of the Board of Directors shall be inconsistent with or contradictory to these Articles of Incorporation or any provision of law;

c. All meetings of members and directors may be held anywhere either within or without the State of Indiana, at such place as shall be stated in the notice of such meetings;

d. No member of the corporation shall receive any earnings, compensation or payment from the corporation, except reasonable compensation for services actually performed in furtherance of the purposes of the corporation as an officer, director or employee and except also payment to a member of principal and interest thereon on moneys loaned or advanced to the corporation to the extent permitted by law;

e. No gift or other contribution to the corporation shall be accepted by the corporation if the use or expenditure of such gift or other contribution is subject to any condition which is inconsistent with the purposes of the corporation as stated herein;

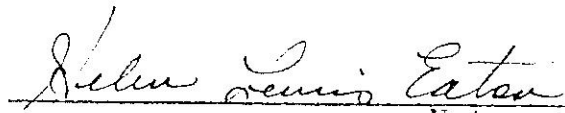
f. Upon the dissolution of the corporation the Board of Directors (or trustees) shall, after paying or making provision for payment of all of the liabilities of the corporation, dispose of all of the assets of the corporation exclusively for the purposes of the corporation by distributing the same to the Members of the corporation in accordance with and in the percentages equal to their percentage vote.

  
Bruce R. Bancroft

STATE OF INDIANA )  
                          ) SS:  
ST. JOSEPH COUNTY )

Before me, a Notary Public in and for said County and State, personally appeared the foregoing person who severally acknowledged the execution of the foregoing Articles of Incorporation.

WITNESS my hand and notarial seal this 6<sup>th</sup> day of July, 1973.

  
Notary Public

My Commission expires:  
9-23-16

This instrument prepared by Bruce R. Bancroft, Attorney at Law.