

State of South Dakota



OFFICE OF THE SECRETARY OF STATE

Certificate of Incorporation Domestic Nonprofit

ORGANIZATIONAL ID# NS049666

I, **Shantel Krebs**, Secretary of State of the State of South Dakota, hereby certify that the Articles of Incorporation of

Anna Court Homeowners Association, Inc.

duly signed and verified, have been received in this office and are found to conform to law.

ACCORDINGLY, and by virtue of the authority vested in me by law, I hereby issue this Certificate of Incorporation and attach hereto a duplicate of the Articles of Incorporation.

IN TESTIMONY WHEREOF,
I have hereunto set my hand and
affixed the Great Seal of the
State of South Dakota, at Pierre,
the Capital, this 06/08/2015.



Shantel Krebs

Shantel Krebs
Secretary of State

6/8/2015 12:44:20 PM
Change ID: 1254934

Filed this 8th day of June 2015
Shantal Krebs
SOUTH DAKOTA STATE

RECEIVED
JUN 08 2015
S.D. SEC. OF STATE

ARTICLES OF INCORPORATION
OF
ANNA COURT HOMEOWNERS ASSOCIATION, INC.

In compliance with the requirements of the South Dakota Nonprofit Corporation Act (Chapters 47-22 to 47-28 inclusive, of the South Dakota Compiled Laws), the undersigned, all of whom are residents of Pennington County, South Dakota, and all of whom are of full age, have this day voluntarily associated themselves together for the purpose of forming a corporation not for profit and do hereby certify:

ARTICLE I

The name of the corporation is Anna Court Homeowners Association, Inc., hereinafter called the Association.

ARTICLE II

The principal office of the Association is located at 23645 Clubhouse Drive, Rapid City, South Dakota 57702.

ARTICLE III

The address of the initial registered office of the corporation is 23645 Clubhouse Drive, Rapid City, South Dakota 57702, and the mailing address is 23645 Clubhouse Drive, Rapid City, South Dakota 57702, and the name of its initial registered agent at that address is Gene Addink.

ARTICLE IV

PURPOSES 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 the maintenance, preservation and architectural control of the residence Lots and Common Area within that certain tract of property described as:

Lots 55 through 58, inclusive, and Lots 66 through 68, inclusive, in Village on the Green No. 2 Subdivision, (formerly a portion of Hart Ranch Golf Course Parcel located in the NE1/4NE1/4 of Section 13, T1S, R7E BHM) Pennington County, South Dakota, according to the recorded plat thereof; and any additional tracts of property that may be added thereto pursuant to the terms of

the Declaration of Covenants, Conditions and Restrictions of Anna Court;

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 the following powers are granted to the Association for the 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 that certain Declaration of Covenants, Conditions and Restrictions of Anna Court, hereinafter called the "Declaration," applicable to the property and recorded or to be recorded in the Office of the Register of Deeds of Pennington County, South Dakota, 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 expenses 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 public agency, authority or utility for such purposes and subject to such conditions as may be agreed to by the members. Unless a part of a filed plat 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 Common Area, provided that any such merger, consolidation or annexation shall have the assent of 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 South Dakota by law may now or hereafter have or exercise.

ARTICLE V

Every person or entity who is a record owner of a fee or undivided fee interest in any Lot which is subject by covenants or record to assessment by the Association, including contract sellers, shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment by the Association.

ARTICLE VI

VOTING RIGHTS

The Association shall have two classes of voting membership:

Class A. Class A members shall be all Owners, with the exception of the Declarant, and shall be entitled to one vote for each Lot or Dwelling Unit owned. When more than one person holds an interest in any Lot or Dwelling Unit, all such persons shall be members. The vote for such Lot or Dwelling Unit shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any Lot or Dwelling Unit.

Class B. The Class B member(s) shall be the Declarant and shall be entitled to ten (10) votes for each Lot or Dwelling Unit owned. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs earlier:

(a) When the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership, or

(b) On January 1, 2025.

ARTICLE VII

The affairs of this Association shall be managed by a Board of three (3) to fifteen (15) directors, who need not be members of the Association. The number of directors may be changed by amendment of the Bylaws of the Association. The names and addresses of the persons who are to act in the capacity of directors until the selection of their successors are:

Brett Grosz	23645 Clubhouse Drive Rapid City, SD 57702
Gene Addink	23645 Clubhouse Drive Rapid City, SD 57702
Nancy Rohrer	23645 Clubhouse Drive Rapid City, SD 57702

At the first annual meeting the members shall elect: one-third (1/3) of the directors for a term of one year, one-third (1/3) of the directors for a term of two years, and one-third (1/3) of the directors for a term of three years; and at each annual meeting thereafter the members shall elect one-third (1/3) of the directors for a term of three years each.

ARTICLE VIII

DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by not less than three-fourths (3/4) of each class of members. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust or other organization to be devoted to such similar purposes.

ARTICLE IX

DURATION

The corporation shall exist perpetually.

ARTICLE X
AMENDMENTS

Amendment of these Articles shall require the assent of 75 percent (75%) of each class of membership.

ARTICLE XI
DECLARANT

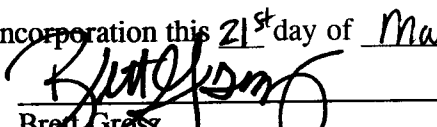
As long as there is a Class B membership, the following actions will require the prior approval of the Declarant: annexation of additional properties, mergers and consolidations, mortgaging of Common Area, dedication of Common Area, dissolution and amendment of these Articles, and amendment of the Declaration.

ARTICLE XII
INCORPORATORS

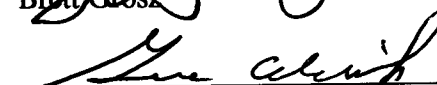
The names and addresses of the persons who are the incorporators of this not for profit corporation are as follows:

Brett Grosz	23645 Clubhouse Drive Rapid City, SD 57702
Gene Addink	23645 Clubhouse Drive Rapid City, SD 57702
Nancy Rohrer	23645 Clubhouse Drive Rapid City, SD 57702

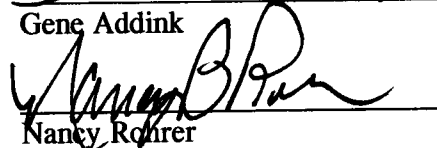
IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of South Dakota, we, the undersigned, being the only incorporation of this Association, have executed these Articles of Incorporation this 21st day of May, 2015.



Brett Grosz



Gene Addink



Nancy Rohrer



South Dakota Secretary of State
SHANTEL KREBS

Return To: WILSON OLSON NASH PC ERIKA S OLSON
PO BOX 1551
RAPID CITY, SD 57709

From: Secretary of State Shantel Krebs
Corporations Division

Filing Date: 06/08/2015

Re: Anna Court Homeowners Association, Inc. (NS049666)
Articles of Incorporation

The documents on behalf of Anna Court Homeowners Association, Inc. have been received and filed. Attached is the Certificate along with a receipt for the filing fee of \$80.00. Below is a summary of the transaction.

Remitter	Address	Amount Paid
WILSON OLSON NASH PC ERIKA S OLSON	PO BOX 1551 RAPID CITY, SD 57709	\$80.00
Total:		\$80.00

Description	Invoice Date	Qty	Receipt #	Subtotal
Articles of Incorporation	06/08/2015	1	308393	\$30.00
Expedited	06/08/2015	1	308393	\$50.00
Refunds	06/08/2015	1	308393	\$.00
Total:				\$80.00

Please note, an annual report is due to be filed with the Secretary of State's office every year. The annual report will be due during the month of organization starting next year. Annual reports may be filed online or by paper and can be found at: www.sdsos.gov/business-services, under "File an Annual Report."

2016

Enter Filing Year
 Secretary of State Office
 500 E Capitol Ave
 Pierre, SD 57501
 (605)773-4845

ANNUAL REPORT
 DOMESTIC NONPROFIT CORPORATIONS

SDCL 47-24-6; 59-11-24

Please Type or Print Clearly In Ink

FILING FEE: \$10.00 Make check payable to SECRETARY OF STATE

FILE DATE 5/25/2016

RECEIPT NO 420260

1. Corporate ID and Name:

NS049666

Enter Corporate ID

Anna Court Homeowners Association, Inc.

Enter Corporate Name

2. The jurisdiction under whose law it is formed SOUTH DAKOTA

3. The address of the principal executive office (business address).

23645 CLUBHOUSE DRIVE RAPID CITY SD 57702

Actual Street Address or Rural Route Box Number City State ZIP+4

Mailing Address, if Different from Street Address City State ZIP+4

4. The name of the South Dakota Registered Agent

Agent Name: GENE ADDINK

23645 CLUBHOUSE DRIVE RAPID CITY SD 57702

Actual Street Address or Rural Route Box Number in This State City State ZIP+4

Mailing Address in This State, if Different from Street Address City State ZIP+4

5. The names and addresses of its principal officers and directors (governors). South Dakota Law requires at least three directors.

<input type="checkbox"/>	GENE ADDINK	23645 CLUBHOUSE DRIVE	RAPID CITY	SD	57702
	President	Actual Street Address	City	State	ZIP+4

<input type="checkbox"/>	NANCY ROHRER	23645 CLUBHOUSE DRIVE	RAPID CITY	SD	57702
	Vice President	Actual Street Address	City	State	ZIP+4

<input type="checkbox"/>					
	Secretary	Actual Street Address	City	State	ZIP+4

<input type="checkbox"/>	BRETT GROSZ	23645 CLUBHOUSE DRIVE	RAPID CITY	SD	57702
	Treasurer	Actual Street Address	City	State	ZIP+4

<input type="checkbox"/>	GENE ADDINK	23645 CLUBHOUSE DRIVE	RAPID CITY	SD	57702
	Director	Actual Street Address	City	State	ZIP+4

<input type="checkbox"/> BRETT GROSZ	23645 CLUBHOUSE DRIVE	RAPID CITY	SD	57702
Director	Actual Street Address	City	State	ZIP+4
<input type="checkbox"/> NANCY ROHRER	23645 CLUBHOUSE DRIVE	RAPID CITY	SD	57702
Director	Actual Street Address	City	State	ZIP+4

No person may execute this report knowing it is false in any material aspect. Any violation is subject to a civil penalty (SDCL 47-1A-129).

Dated

Signature Accepted Electronically

(Signature of an Authorized Person)

BRETT D GROSZ

(Printed Name)

*By signing this form you agree to have both the fee and the form processed electronically.
A fee of up to \$40 will be assessed for returned payments.

5/25/2016 4:46:34 PM