

Office of the Minnesota Secretary of State Certificate of Incorporation

I, Steve Simon, 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: The Royal Golf Villas Homeowners Association

File Number: 1081856700023

Minnesota Statutes, Chapter: 317A

This certificate has been issued on: 04/23/2019



Steve Simon
Secretary of State
State of Minnesota

Office of the Minnesota Secretary of State
Minnesota Nonprofit Corporation/Articles of Incorporation
Minnesota Statutes, Chapter 317A



The individual(s) listed below who is (are each) 18 years of age or older, hereby adopt(s) the following Articles of Incorporation:

ARTICLE 1 - CORPORATE NAME:

The Royal Golf Villas Homeowners Association

ARTICLE 2 - REGISTERED OFFICE AND AGENT(S), IF ANY AT THAT OFFICE:

Name

Address:

9100 Baltimore St NE Blaine MN 55449 USA

ARTICLE 3 - INCORPORATOR(S):

Name:

Address:

Susan Breid

**c/o Zappia & LeVahn, Ltd. 941 Hillwind Rd NE,
Suite 301 Fridley MN 55432**

DURATION: PERPETUAL

If you submit an attachment, it will be incorporated into this document. If the attachment conflicts with the information specifically set forth in this document, this document supersedes the data referenced in the attachment.

By typing my name, I, the undersigned, certify that I am signing this document as the person whose signature is required, or as agent of the person(s) whose signature would be required who has authorized me to sign this document on his/her behalf, or in both capacities. I further certify that I have completed all required fields, and that the information in this document is true and correct and in compliance with the applicable chapter of Minnesota Statutes. I understand that by signing this document I am subject to the penalties of perjury as set forth in Section 609.48 as if I had signed this document under oath.

SIGNED BY: Susan Breid

MAILING ADDRESS: None Provided

EMAIL FOR OFFICIAL NOTICES: tom@tjbhomes.com

**ARTICLES OF INCORPORATION
OF
THE ROYAL GOLF VILLAS HOMEOWNERS ASSOCIATION**

The undersigned, being of full age, for the purpose of organizing a nonprofit corporation under Chapter 317A of the Minnesota Statutes, known as the Minnesota Nonprofit Corporation Act, and acts in amendment thereof (collectively, the “**Act**”), does hereby adopt, sign and acknowledge the following Articles of Incorporation of The Royal Golf Villas Homeowners Association, which shall be referred to in these Articles of Incorporation as the “**Association.**”

ARTICLE I
Name

The name of the Association is The Royal Golf Villas Homeowners Association.

ARTICLE II
Purposes, Objectives and Powers

The purposes and objectives of the Association are to:

- a. Provide for and administer the operation and management of The Royal Golf Villas (the “**Community**”), a permanent residential community comprised of detached single-family homes and related facilities being developed upon the property in Washington County, Minnesota (the “**Property**”) that is from time to time subject to the Declaration for The Royal Golf Villas (as from time to time supplemented and amended, the “**Declaration**”), which will be filed in the office of the County Recorder of Washington County, Minnesota.
- b. Undertake the performance of the acts and duties incident to the administration, operation, and management of the Association in accordance with the terms, provisions, conditions and authorizations contained in these Articles, the bylaws adopted by the Association (the “**Bylaws**”), and/or the Declaration.
- c. Acquire, own, operate, lease, sell, trade, encumber, and otherwise deal with any property, real or personal, that may be owned from time to time by the Association in connection with the administration, operation, management, maintenance, improvement and care of the Property.
- d. Carry out any duties or obligations that apply to the Community or the Association under any master declaration to which the Community is subject.

In 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 or appropriate in order to accomplish any of the foregoing purposes and objectives and to do and exercise all other powers and authority now or hereafter conferred upon nonprofit corporations under the Act or other applicable

laws of the State of Minnesota. Such purposes and powers shall include, but not be limited to, the following:

1. Managing and administering the affairs of the Association.
2. Levying and collecting assessments from the members of the Association and using the proceeds thereof for the purposes and objectives of the Association as an association of owners of the lots and homes within the Property (collectively, the “**Owners**”).
3. Carrying insurance pertinent to the purposes and powers of the Association, including insurance in connection with any common elements or other property owned, leased, or operated by the Association. Collecting all premiums and charges for such insurance from the members of the Association. Using, reimbursing, and/or expending the proceeds of such insurance as provided for in the Declaration, or in the Association’s Bylaws.
4. Contracting for and employing persons and/or firms to assist in the operation, management and administration of the Association.
5. Making and enforcing reasonable and non-discriminatory rules and regulations concerning the use and enjoyment of the Property.
6. In general, performing any kind of activity, entering into and performing any contract, and exercising all powers necessary, incidental to, or convenient for, the administration, management, maintenance, repair, replacement and operation of the Property from time to time subject to the Declaration and/or the accomplishment of any of the purposes of the Association, including anything required of or permitted to it as administrator of the Community by the Declaration, the Bylaws, or the rules adopted by the Association.
7. Exercising such other powers that are consistent with the foregoing purposes and powers that are available under the Act or that are available to associations of unit owners under the Minnesota Common Interest Ownership Act (“**MCIOA**”), even though the Association and the Community will be exempt from MCIOA pursuant to the provisions of Section 515B.1-102 (e) thereof, and no action has been taken or is presently contemplated to subject the Community to MCIOA.

ARTICLE III
No Pecuniary Gain

The Association is organized as a nonprofit corporation under the Act. The Association shall in no way, directly or indirectly, incidentally or otherwise, afford pecuniary gain to any of its members, directors, or officers. No part of the net earnings of the Association shall 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. The Association shall be authorized, however, 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 legislative lobbying or of otherwise 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 Community management association exempt from federal income tax under Section 528 of the Internal Revenue Code of 1986 (or the corresponding provision of any future United States Internal Revenue Law).

ARTICLE IV
Duration

The duration of the corporate existence of the Association shall be perpetual.

ARTICLE V
Registered Office

The location of the registered office of the Association is presently:

The Royal Golf Villas Homeowners Association
c/o TJB Homes
9100 Baltimore St NE
Blaine, MN 55449

ARTICLE VI
Incorporator

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

Susan Breid
Zappia & LeVahn, Ltd.
941 Hillwind Rd NE, Suite 301
Fridley, MN 55432

ARTICLE VII
First Directors

A. The Board of Directors shall be comprised of three (3) Directors. The names and addresses of the Directors constituting the first Board of Directors are as follows:

NAME OF DIRECTOR	ADDRESS
Tom Budzynski	9100 Baltimore St NE Blaine, MN 55449
Justin Budzynski	9100 Baltimore St NE Blaine, MN 55449
Tiffany Ramey	9100 Baltimore St NE Blaine, MN 55449

B. These first directors shall serve until the first annual meeting of the members of the Association or until their successors have been duly elected and qualified.

ARTICLE VIII
No Stock

The Association is organized upon a non-stock basis.

ARTICLE IX
Members

The membership of the Association shall consist of the Owners of the platted lots within the Community (each, a “Lot,” and collectively, the “Lots”). Membership in the Association shall be appurtenant to, and shall not be separated from, ownership of a Lot in the Community. Outlots shall not be considered Lots for purposes of determining entitlement to membership, and ownership of an outlot shall not entitle the Owner to membership in the Association. Membership in the Association shall automatically pass to the new Owner or Owners of a Lot when ownership of that Lot is transferred in any manner.

Each Owner of a Lot shall be a member of the Association. Where there is more than one Owner of a Lot, the vote allocated to the Lot by the Declaration shall be cast as the Owners of the Lot among themselves agree, and disputes among multiple Owners of a Lot regarding the casting of the voting power allocated to that Lot shall be dealt with in the manner described in the Bylaws. Where there is more than one Owner of a Lot, the Owners of such Lot shall notify the secretary of the Association in writing of the name of the Owner who has been designated to cast the vote allocated to that Lot on behalf of all of the Owners of that Lot.

No property right inheres in membership and memberships are not transferable except in connection with the transfer by members of their respective lots in the Community. The votes to be exercised by the members of the Association shall be as allocated by the Declaration and the Bylaws for voting purposes.

The party named as the Declarant in the Declaration has reserved to itself certain rights including, but not limited to, the right to appoint the members of the Board of Directors during the Development and Sale Period described in the Declaration, subject to the conditions and limitations described therein.

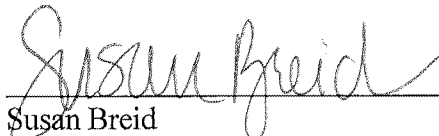
ARTICLE X
No Personal Liability

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

ARTICLE XI
Amendments

These Articles may be amended only by a vote of the holders of at least sixty seven percent (67%) of the votes in the Association and such other consents as may be required under Minnesota law; provided, however, that any amendment to change the name of the Association, the registered office of the Association or the registered agent of the Association may be made upon the affirmative vote of a majority of the members of the Association's Board of Directors.

The undersigned has signed these Articles on April 22, 2019.



Susan Breid



Work Item 1081856700023
Original File Number 1081856700023

STATE OF MINNESOTA
OFFICE OF THE SECRETARY OF STATE
FILED
04/23/2019 11:59 PM

Steve Simon

Steve Simon
Secretary of State