

HONORABLE JAMES C. KIRKPATRICK
SECRETARY OF STATE
STATE OF MISSOURI
JEFFERSON CITY, MISSOURI 65101

ARTICLES OF INCORPORATION
OF
SUNSET PARK CONDOMINIUMS ASSOCIATION
A General Not-For-Profit Corporation

FILED AND CERTIFICATE OF
INCORPORATION ISSUED

SEP 21 1984

We, the undersigned,

Clifford B. Faddis, Jr. 333 N. Meramec, St. Louis, MO 63105
Gustave Saettele, 878 Blue Springs, St. Louis, MO 63131
James L. Rohlfing, 4390 Lindell Blvd., St. Louis, MO 63108

being natural persons of the age of twenty-one years or more and citizens of the United States, for the purpose of forming a corporation under the "General Not For Profit Corporation Law" of the State of Missouri, do hereby adopt the following Articles of Incorporation:

ARTICLE I

The name of the corporation is SUNSET PARK CONDOMINIUMS ASSOCIATION.

ARTICLE II

The period of duration of the corporation is perpetual.

ARTICLE III

The address of its initial Registered Office in the State of Missouri is: 6822 Olive, University City, Missouri 63130 and the name of its initial Registered Agent at said address is: Clifford B. Faddis, Jr.

ARTICLE IV

The first Board of Directors shall be three (3) in number, their names and addresses being as follows:

Clifford B. Faddis, Jr., 333 N. Meramec, St. Louis, MO 63130
Gustave Saettele, 878 Blue Springs, St. Louis, MO 63131
James L. Rohlfing, 4390 Lindell Blvd., St. Louis, MO 63108

ARTICLE V

The purpose or purposes for which the corporation is organized are:

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 operation, maintenance, preservation and control of SUNSET PARK CONDOMINIUMS, a condominium

located within that certain tract of property described in Exhibit A ~~xxx~~ of a Condominium Declaration dated the 20th day of Sept. , 1984, recorded in the Office of the Recorder of Deeds of St. Louis County, Missouri, and to promote the health, safety, and welfare of the owners within the above-described property, and for the following purposes:

a) To have all of the common law and statutory powers of a corporation not for profit which are not in conflict with the terms of these Articles.

b) To have all the powers and duties set forth in the Uniform Condominium Act except as limited by these Articles and the Declaration of Condominium, hereinafter called the Declaration, and all of the powers and duties reasonably necessary to operate the condominium as set forth in the Declaration and as it may be amended from time to time, including but not limited to the following:

To make and collect assessments against members to defray the costs, expenses and losses of the condominium.

To use the proceeds of assessments in the exercise of its powers and duties.

To maintain, repair, replace and operate the condominium property.

To purchase insurance upon the condominium property and insurance for the protection of the Association and its members.

To reconstruct improvements after casualty and to further improve the property.

To make and amend reasonable regulations respecting the use of the property in the condominium.

To approve or disapprove the transfer, mortgage, and ownership of apartments as may be provided by the Declaration and the By Laws.

To enforce by legal means the provisions of the Uniform Condominium Act, the Declaration, these Articles, the By Laws of the Association and the regulations for the use of the condominium property.

To contract for the management of the condominium and to delegate to such contractor all powers and duties of the Association except such as are specifically required by the Declaration to have approval of the Board of Directors or the membership of the Association.

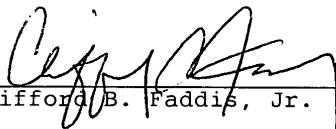
To contract for the management or operation of portions of the common elements susceptible to separate management or operation, and to lease such portions.

To employ personnel to perform the services required for proper operation of the condominium.

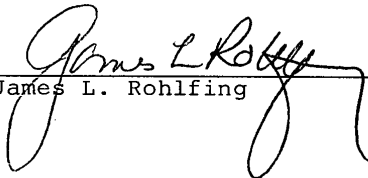
c) All funds and the titles of all properties acquired by the Association and the proceeds thereof shall be held in trust for the members in accordance with the provisions of the Declaration, these Articles, and the By-Laws.

d) The powers of the Association shall be subject to and shall be exercised in accordance with the provisions of the Declaration and the By-Laws.

INCORPORATORS


Clifford B. Faddis, Jr.


Gustave Saettele


James L. Rohlfing

STATE OF MISSOURI }
COUNTY OF ST. LOUIS } SS

I VIOLET A. BELFIORE, a Notary Public, do hereby certify that on the 20th day of September, 1984, CLIFFORD B. FADDIS, JR., GUSTAVE SAETTELE and JAMES L. ROHLFING, personally appeared before me and being first duly sworn by me severally acknowledged that they signed as their free act and deed the foregoing document in the respective capacities therein set forth and declared that the statements therein contained are true, to their best knowledge and belief.


Notary Public

My Commission Expires August 9, 1985

FILED AND CERTIFICATE OF
INCORPORATION ISSUED

SEP 21 1984

James E. [unclear]



STATE of MISSOURI

JAMES C. KIRKPATRICK, Secretary of State

CORPORATION DIVISION

Certificate of Incorporation A General Not For Profit Corporation

WHEREAS, duplicate originals of Articles of Incorporation of _____
SUNSET PARK CONDOMINIUMS ASSOCIATION

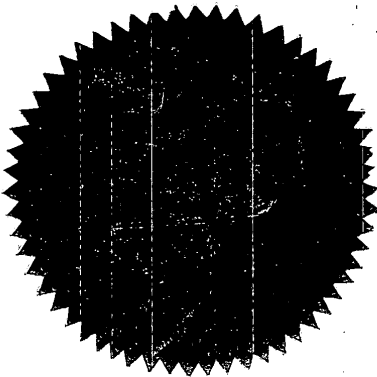
have been received and filed in the office of the Secretary of State, which Articles, in all respects, comply with the requirements of The General Not For Profit Corporation Law of Missouri:

NOW, THEREFORE, I, JAMES C. KIRKPATRICK, Secretary of State of the State of Missouri, by virtue of the authority vested in me, do hereby certify and declare _____
SUNSET PARK CONDOMINIUMS ASSOCIATION

a body corporate, duly organized this day; that it is entitled to all rights and privileges granted corporations organized under The General Not For Profit Corporation Law of Missouri; that the address of its initial Registered Office in Missouri is _____
6822 Olive, University City, Missouri 63130

and that its period of existence is Perpetual

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the GREAT SEAL of the State of Missouri, at the City of Jefferson, this 21st day of September, 19 84



James Kirkpatrick
Secretary of State

RECEIVED OF: SUNSET PARK CONDOMINIUMS ASSOCIATION

Ten dollars and no/100----- Dollars, \$10.00

For Credit of General Revenue Fund, on Account of Incorporation Tax and Fee.

James Kirkpatrick
Secretary of State