

**ARTICLES OF INCORPORATION**  
**HOMEOWNERS ASSOCIATION OF BRADFORD PLACE**  
**(A MISSOURI CORPORATION NOT FOR PROFIT)**

I, the undersigned, natural person of the age of twenty-one years or more, acting as incorporator in order to incorporate and establish a corporation pursuant to the Chapter 355 R.S. Mo. V.A.M.S., hereby adopt the following Articles of Incorporation.

**ARTICLE ONE**

The name of the corporation is **Homeowners Association of Bradford Place**.

**ARTICLE TWO**

The period of duration of its corporation is perpetual and the corporation is a mutual benefit corporation. The corporation has members.

**ARTICLE THREE**

The Association shall have the following powers and purposes:

(a) Exercise the duties and obligations in that certain **Declaration of Restrictions and Homeowners Association Declaration** (hereinafter collectively referred to as "Restrictions"), applicable to the property known as Bradford Place, and identified in that certain Plat entitled Bradford Place – First Plat, a subdivision in Kansas City, Clay County, Missouri, including any additions thereto, as said Restrictions may be amended and extended to other land from time to time as therein provided;

(b) To have one or more offices and to conduct and carry on any of its business at any place either within or without the State of Missouri, as may be determined by its Board of Directors;

(c) To borrow money, and, with the assent of two-thirds (2/3) of its 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;

(d) To dedicate, sell or transfer all or any part of the common properties to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument has been signed by two-thirds (2/3) of its members, agreeing to such dedication, sale or transfer;

(e) To participate in mergers and consolidations with other non-profit corporations organized for the same purposes provided that any such merger or consolidation have the assent of two-thirds (2/3) of its members;

(f) To, in addition to the above, do everything necessary, proper, advisable or convenient for the accomplishment of the purposes herein, and to do all other things incidental thereto, or connected therewith, which are not forbidden by Chapter 355 of the Missouri Not For Profit Corporation Code, by any other law, or by these Articles of Incorporation or the Declaration and to do so in any state, territory, possession, dependency, or other political subdivision of the United States of America, or in any foreign country to the extent that such purposes are not forbidden by such subdivision of the United States or such foreign country.



#### **ARTICLE FOUR**

No member of the Association shall have any individual right, title or interest in the assets of the Corporation and, in the event of dissolution and termination of its activities, its assets shall be liquidated and its debts paid in full; and, after it has fully complied with the applicable provisions of the Chapter 355 of the Missouri Not For Profit Corporation Code relating to dissolution, any remaining balance shall be transferred to any other corporation not for profit having one or more purposes in common with the purposes of this Corporation, and, provided, further, that no part of any such funds shall inure to the benefit of any individual member and provided, further, that no dissolution shall occur without the assent in writing of two-thirds (2/3) of its members.

#### **ARTICLE FIVE**

The management of the Corporation shall be vested in the Board of Directors and may be partially delegated by the Board to or among such committees as may be appointed by the Board from among its memberships. The initial Board shall be established in Article Six infra until its successors are duly elected and qualified according to the Bylaws of the Corporation. The initial Board shall consist of three (3) members. The number of Board Members thereafter shall be fixed by the Bylaws of the Corporation and said Board shall be empowered to appoint a managing agent. Board members need not be members of the Association.

#### **ARTICLE SIX**

The names and addresses of the original Board of Directors shall be:

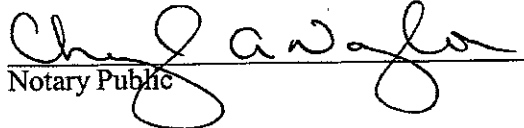
<b>NAME</b>	<b>ADDRESSES</b>
Gina Selinger	1217 NW 74 <sup>th</sup> Street Kansas City, Missouri 64118
Mark Trujillo	1202 NW 74 <sup>th</sup> Street Kansas City, Missouri 64118
Anita Crowell	1201 NW 74 <sup>th</sup> Street Kansas City, Missouri 64118

#### **ARTICLE SEVEN**

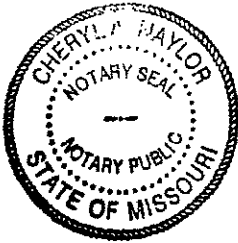
No Board member or member of the Corporation shall receive any pecuniary profit from the Corporation or its operations, except reasonable compensation for services performed in effecting one or more of its purposes as such. Compensation may be set by the Board from time to time. No contract or other transaction between the Corporation and any other person, firm, partnership, corporation, trust, joint venture, syndicate or other entity shall be in any way affected or invalidated solely by reason of the fact that any director, officer, or member of the Corporation is pecuniarily or otherwise interested in or is a manager, officer, shareholder, employee, fiduciary or member of any such entity or solely by reason of the fact that any manager, officer, or member of the corporation individually or any entity in which any manager or officer is in any way interested in a contract or other transaction of the Corporation.



IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal at my office in Gladstone, Missouri, the day and year last above written.

  
Notary Public

My commission expires:



**CHERYL A. NAYLOR**  
Notary Public - State of Missouri  
Commissioned in Clay County  
My Commission Expires \_\_\_\_\_

3/17/08

# State of Missouri



Robin Carnahan  
Secretary of State

CERTIFICATE OF INCORPORATION  
MISSOURI NONPROFIT

WHEREAS, Articles of Incorporation of

*Homeowners Association of Bradford Place*  
*N00692591*

have been received and filed in the Office of the Secretary of State, which Articles, in all respects, comply with the requirements of Missouri Nonprofit Corporation Law;

NOW, THEREFORE, I, ROBIN CARNAHAN, Secretary of the State of Missouri do by virtue of the authority vested in me by law, do hereby certify and declare this entity a body corporate, duly organized this date and that it is entitled to all rights and privileges granted corporations organized under the Missouri Nonprofit Corporation Law.

IN TESTIMONY WHEREOF, I have set my hand and imprinted the GREAT SEAL of the State of Missouri, on this, the 17th day of October, 2005.

*Robin Carnahan*

Secretary of State

