

182-832-6

ARTICLES OF INCORPORATION

OF

RYAN'S RUN HOMES ASSOCIATION, INC.

# 321.  
3-3-

The undersigned incorporators hereby associate ourselves together to form and establish a corporation ~~not-for-profit~~ under the laws of the State of Kansas.

000001-10-2012-07-03-92  
NEW CORPORATION  
GSI 1 75.00  
\$ TRANS. TOTAL 1 75.00

FIRST. The name of the corporation is Ryan's Run Homes Association, Inc.

SECOND. The location of its registered office is 5000 West 95th Street, Prairie Village, Johnson County, Kansas 66207.

THIRD. The name and address of its registered agent in this state is Lyle D. Pishny, 5000 West 95th Street, Prairie Village, Kansas 66207.

FOURTH. The Association is organized not-for-profit and the objects and purposes to be transacted and carried on are:

1. To carry on and engage in those activities relating to the creation and maintenance of Ryan's Run, a tract of land in Johnson County, Kansas as a quality residential area.

2. To enforce the restrictions which have heretofore been placed on said Ryan's Run, and those which hereafter will be placed on it by either this association, the State of Kansas, or Johnson County, Kansas.

SECRETARY OF STATE  
KANSAS  
FILED

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3. To provide a Homes Association Declaration and to file the same in the Office of the Register of Deeds of Johnson County, Kansas, so that residents of Ryan's Run may be fully apprised of its terms.

4. To carry out any one or more of the purposes and objects herein enumerated as principal, agent, contractor, or otherwise, either alone or through or in conjunction with any person, partnership, other association or corporation.

5. To enter into, make, perform and carry out contracts of every sort and kind which may be necessary or convenient for the business of this corporation, so far as to the extent that the same may be done and performed by corporations organized under the corporation laws of this state.

6. To do such other acts and further such objectives and purposes as are normally carried on by homes associations and to exercise such powers conferred by the laws of the State of Kansas upon corporations formed under the laws pursuant to and under which this corporation is formed.

Provided, however, that in all events and under all circumstances:

- a. This corporation shall not have or exercise any power or authority nor shall it directly or indirectly engage in any activity which would prevent this corporation from qualifying as a not-for-profit corporation under the laws of the State of Kansas or under the Internal Revenue Code.

- b. This corporation shall not be operated for the primary purpose of carrying on a trade or business for profit.
- c. No compensation or payment shall ever be made to any member, officer, director, trustee, creator or organizer of this corporation, or substantial contributor to it, except as an allowance for actual expenditures or services actually made or rendered to or for this corporation and neither the whole nor any portion of the assets or net earnings of this corporation shall ever be distributed to or divided among any such persons.
- d. No member of this corporation shall benefit financially from the dissolution thereof. In the event of dissolution of this corporation, the assets of this corporation shall be distributed exclusively for the purposes of the corporation or to such organization or organizations organized and operated exclusively for such purposes as exempt organizations under the Internal Revenue Code as the Board of Directors may determine.

FIFTH. This corporation shall not have the authority to issue capital stock.

SIXTH. The elected Board of Directors of this corporation are granted such authority as permitted by Kansas law and as is specifically set forth in Article Fourth of these Articles, by the Bylaws of this corporation, and the Homes Association Declaration filed of record on \_\_\_\_\_ in Vol. \_\_\_\_\_, Page \_\_\_\_\_, in the Register of Deeds Office of Johnson County, Kansas.

SEVENTH. The names and places of residence of each of the incorporators are: Their addresses are the same as directors shown on the last page.

Kim T. Hoffman

Edward T. Cason, Jr.

Jacqueline Phillips  
Sturdevant

Kathy A. Dolny

Michael D. O'Neal

Peter H. Diedrich

Robert J. Kaps

EIGHTH. The term for which this corporation is to exist is perpetual.

NINTH. The following persons shall serve as initial directors of the corporation until their successor or successors are elected and qualify: Addresses of directors are shown on the last page.

Kim T. Hoffman

Edward T. Cason, Jr.

Jacqueline Phillips  
Sturdevant

Kathy A. Dolny

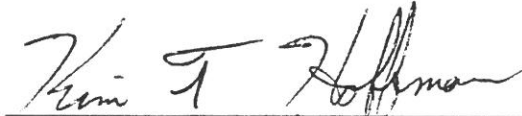
Michael D. O'Neal  
Peter H. Diedrich

Robert J. Kaps

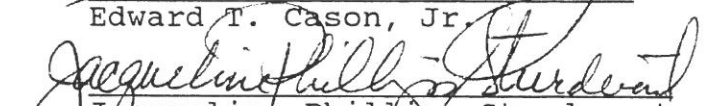
TENTH. The membership of the corporation shall be as determined and fixed by the Bylaws of the corporation.

ELEVENTH: The corporation reserves the right to amend, alter, change or appeal any provisions contained in these Articles of Incorporation; provided, however, that said changes shall not be inconsistent or prohibited by the laws of the State of Kansas or the laws of the United States of America, all as from time to time amended.

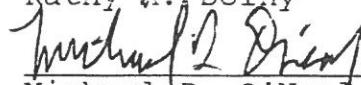
IN WITNESS WHEREOF, I have hereunto set my hand this 20th day of JANUARY, 1992.

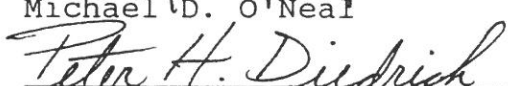
  
Kim T. Hoffman

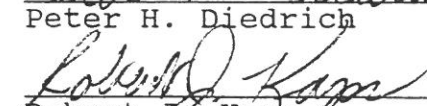
  
Edward T. Cason, Jr.

  
Jacqueline Phillips Sturdevant

  
Kathy A. Dolny

  
Michael D. O'Neal

  
Peter H. Diedrich

  
Robert J. Kaps

STATE OF KANSAS            )  
                                  ) ss.  
COUNTY OF JOHNSON        )

On the 20th day of January, 1992, before me,  
a Notary Public in and for the county and state aforesaid,  
came KIM T. HOFFMAN, EDWARD T. CASON, JR. JACQUELINE PHILLIPS  
STURDEVANT, KATHY A. DOLNY, MICHAEL D. O'NEAL, PETER H.  
DIEDRICH and ROBERT J. KAPS, who are personally known to me to  
be the same persons who executed the above instrument and duly  
acknowledged the execution of same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal  
on the date last above written.

Catherine K Johnson  
Notary Public

My appointment expires:

4-3-94

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The first meeting of the Ryan's Run Board of Directors was held on Sunday, November 24th, after having been elected previously at the regular meeting. The members are as follows:

PRESIDENT	Kim Hoffman	(16890 Grandview; 897-3321)	Stillwell 66085
VICE PRESIDENT	Tom Cason	( 8745 W. 170th ; 681-8495)	Stillwell 66085
SECRETARY	Jackie Sturdevant	(16930 Grandview; 681-6666)	Stillwell 66085
TREASURER	Kathy Dolny	( 8905 W. 170th ; 897-6461)	Stillwell 66085
RESTRICTIONS COMMITTEE CHAIRMAN	Mike O'Neal	(16905 Grandview; 897-3840)	Stillwell 66085
ARCHITECTURAL COMMITTEE CHAIRMAN	Peter Diedrich	(16775 Grandview; 897-9478)	Stillwell 66085
PUBLIC RELATIONS COMMITTEE CHAIRMAN	Bob Kaps	(16945 Grandview; 897-2902)	Stillwell 66085

Members to serve on each of the above committees are as follows:

Restrictions Committee: Mike, Fred Hill (897-3289), Ed Mitchell (897-3442).

Architectural Committee: Pete, Loren Meeder (897-9595), Nelson Randall (681-2109), Steve Wright (897-4296).

Public Relations Committee: Bob, Tom Cason (681-8495), Debbie Insana (897-5038).

The group then discussed payment to the Homes Association attorney, Lyle Pishny. It was decided that we submit payment of \$800 now, with another \$400 to follow in the spring (after our fund raising event.) After paying the filing fees of approximately \$95, this should leave a balance of around \$200 in our Ryan's Run account.

It was also agreed upon that our neighborhood directory be updated, as well as modified to include the children's names and birthdates, and also the occupations of the homeowners. The Secretary will begin this process at the upcoming Christmas Party, and will follow with an update sheet to be distributed to the remaining homeowners sometime after the first of the year.