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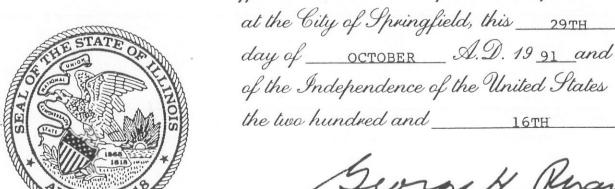
BOCK ___ TAGE.

ARTICLES OF INCORPORATION OF

ROCK COVE TOWNHOUSE ASSOCIATION, INC. INCORPORATED UNDER THE LAWS OF THE STATE OF ILLINOIS HAVE BEEN FILED IN THE OFFICE OF THE SECRETARY OF STATE AS PROVIDED BY THE GENERAL NOT FOR PROFIT CORPORATION ACT OF ILLINOIS, IN FORCE JANUARY 1, A.D. 1987.

Now Therefore, I, George H. Ryan, Secretary of State of the State of Illinois, by virtue of the powers vested in me by law, do hereby issue this certificate and attach hereto a copy of the Application of the aforesaid corporation.

> In Testimony Whereof, I hereto set my hand and cause to be affixed the Great Seal of the State of Illinois,



George H JK SECRETARY OF STATE

FP-102.10 (Revised 5-88)

ARTICLES OF INCORPORATION

(Do Not Write in This Space)

SUBMIT IN DUPLICATE

Payment must be made by Certified Check, Cashier's Check, Illinois Attorney's Check, Illinois C.P.A.'s Check or Money Order, payable to "Secretary of State."

DO NOT SEND CASH!

Pate 10.29-91
Filing Fee \$50
Approved 77

TO: GEO	RGE H. RY	AN, Secretary of Sta	ate			
Pursuant to t hereby adop	the provision	ns of "The General N ng Articles of Incorp	ot For Profit Corpo poration.	ation Act	of 1986", the und	ersigned incorporator(s)
Article 1.	The name of	of the corporation is: _	Rock Cove To	wnhouse	Association	n, Inc.
Article 2:	The name a	and address of the init	ial registered agent a	and register	red office are:	
Regis	tered Agent _	David First Name	Middle Nar	ne	Jansen Last Na	ama
Regis	tered Office	2000	Territory		Box 2000	
		Galena	IL	THE RESERVE AND ADDRESS OF THE PARTY OF THE	036-9523	(Do Not Use P.O. Box) Jo Daviess
Article 3:	The first Bo	City ard of Directors shall		Zip Code in n hree)	umber, their name	County es and addresses being as
Director's	Names	Number	Street		Address City	State
						ENA, 12C 4 52246
Article 4.	The purpos	ses for which the corpo	oration is organized	are:		
impro legal of Co	vements s ly descri venants, (the "Pro	perate and man ituated at The bed in the Roc Conditions and perty").	Galena Territ k Cove Townho Restrictions	cory, Ga ouse Ass , as ame	llena, Illino sociation Dec ended from t	ois, and claration ime to
	10 1110 001p		X No (Check			

Is this corporation a Cooperative Housing Corporation as defined in Section 216 of the Internal Revenue Code

Is this a Homeowner's Association which administers a common-interest community as defined in subsection

X Yes

☐ No

(Check one)

X No

Article 5. Other provisions (please use separate page):

of 1954?

Yes

(c) of Section 9-102 of the code of Civil Procedure?

NAMES & ADDRESSES OF INCORPORATORS

Dated	SIGNA	ctobe	orator(s) he poration are 23	e true. , 19_	9/ 1 21.	I Rec	ST OFFI	CE ADDRE	ESS	
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C-157.6

ROCK COVE TOWNHOUSE ASSOCIATION, INC. (the "Association")

OTHER PROVISIONS:

- The members of the Association shall consist of the record 5. Owners of a fee or undivided fee interest in any unit in the Association, known as and located at The Galena Territory, Galena, Illinois. The members' interest in the Association shall be in accordance with the respective percentages of ownership interest in the Common Elements of the Property owned by the respective Unit Owners, as said terms are defined Cove Townhouse Townhouse Declaration of the Rock Covenants, Conditions and Restrictions, which Declaration has been recorded in the office of the Recorder of Deeds in Jo Daviess County, as Document No. 197941 as modified by any subsequently recorded Amendment to said Declaration (hereinafter, the "Declaration"). If title to a unit is held by more than one (1) person or entity, the membership relating to that unit shall be shared by all such persons as members in the same proportionate interest and in the same type of tenancy by which the title to the unit is held, provided always that there shall be only one (1) membership per unit. No person or entity other than a unit owner may be a member of the Association.
- 6. No part of the monies received by the corporation shall inure to the benefit of any private individual except in accordance with the Illinois General Not For Profit Corporation Act.
- 7. The elections of the Board of Managers shall be held in accordance with the provisions of the Declaration.
- 8. Subject to the limitations set forth in Paragraph 10, each member shall be entitled to vote his percentage ownership in the Common Elements as established in the Declaration and Amendments thereto. The vote for each unit shall be exercised as the Owners, among themselves, shall determine, but in no event shall the number of votes with respect to any unit exceed its percentage ownership in the Common Elements.
- 9. A membership shall be appurtenant to, and may not be assigned, encumbered, transferred, or separates, in any manner, from ownership of the unit to which the membership pertains; provided, however, that the rights of the membership may be assigned to a mortgagee as further security for a loan secured by a lien on such unit.
- 10. Subject to the provisions of the Declaration, as amended from time to time, the Association may suspend the voting rights of a member and the right to use the recreational facilities for failure to comply with the rules or regulations of the Association, or with any other obligations of the owners of any units, including the default in the payment of any

assessment duly levied by the Association under the Declaration and Bylaws.

The Corporation may be dissolved in accordance with the 11. limitations set out in the Declaration. The Corporation is one which does not contemplate pecuniary gain or profit to the members thereof, and it is organized solely for non-profit purposes. In the event of liquidation, dissolution or winding up of the Corporation, whether voluntarily or involuntarily, the Directors shall dispose of the Property and assets of the Corporation in such manner as they, in the exercise of their discretion (as set out in the Declaration), deem appropriate; provided, however, that such disposition shall be exclusively in the furtherance of the object and purposes for which the Corporation is formed, and shall not accrue to the benefit of any director of the Corporation or any individual having a personal or private interest in the affairs of the Corporation or any organization which engages in any activity in which the Corporation is precluded from engaging.