

ARTICLES OF INCORPORATION
OF
SOUTH CAMPUS AREA NEIGHBORHOOD ASSOCIATION, INC.

To the Secretary of State of the State of Iowa:

We, the undersigned, acting as incorporators of a corporation under the Iowa Nonprofit Corporation Act under Chapter 504A, adopted the following Articles of Incorporation for such corporation:

I.

The Name of the corporation is South Campus Area Neighborhood Association, Inc.

II.

The object of this corporation is to be a charitable and educational association and among its purposes are the following:

1. To encourage the participation of residents in the formulation and implementation of neighborhood improvement plans.
2. To encourage cooperation, coordination, and communication among landlords, fraternities and sororities, Iowa State University, merchants, building owners, tenants, owner-residents, and other neighborhood residents.
3. To promote the cooperation, coordination and communication between neighborhood residents and owners, and public agencies and city staff and government.
4. To ensure the fair and impartial application of housing, traffic, and parking codes, including rental housing, by the City of Ames, and to work with the City to develop needed improvements in codes and statutes and their implementation.
5. To discover, collect and preserve materials and articles that may establish or illustrate the history of the South Campus Area and Ames, Iowa.
6. To promote interest in and awareness of structures, sites, and neighborhoods which serve as visible reminders of the history and cultural heritage of the city, state or nation.
7. To provide information to property owners on preservation, renovation, rehabilitation and reuse.
8. To cooperate as fully as possible with other groups and agencies whose goals and objectives are similar to the associations.
9. To solicit, collect, receive, acquire, hold and invest money and property, real and personal, including money and property received by grant, gift, bequest, contribution, devise or otherwise; to sell and convert property, both real and personal, into cash and to use the funds of the corporation and the proceeds, income, rents, issues and profits derived from any property of this corporation for any purposes for which this corporation is formed.
10. To borrow money and to make, accept, endorse, execute and issue bonds, debentures, promissory notes and other corporate obligations, for monies borrowed, or in payment for property acquired or for any of the purposes of the corporation, and to secure payment of any such obligation by mortgage, pledge, deed, indenture, agreement, or other instrument of trust, or by other lien upon, assignment of, or agreement in regard to all or any part of the property, rights or privileges of the corporation.
11. To purchase, acquire or construct, own, hold, improve, rehabilitate, use, lease (either as lessor or lessee), rent, sell, exchange, assign, convey, dispose of, mortgage, hypothecate, or encumber real and personal property.
12. To purchase, acquire, own hold, sell, assign, transfer, dispose of, mortgage, pledge, hypothecate, or encumber and to deal in such shares of preferred and common stock,

bonds, notes, debentures, mortgages, and any other securities or evidence of indebtedness of any person, firm corporation, or association as the corporation's Board of Directors shall deem advisable and as may be permitted by law, and while the owner or holder of them, to exercise all rights, powers, and privileges of ownership.

13. To make loans and to guarantee the undertakings, indebtedness, contracts, or performances of other persons, firms, corporations, or associations.
14. To enter into, make, perform, and carry out contracts, partnerships, and joint ventures of every kind for any lawful purpose without limit on amount, with any person, firm, association or corporation, municipality, county, state territory, government (foreign or domestic) or other municipal or governmental subdivision.
15. To do all such other acts as are necessary, expedient, or appropriate to accomplish any of the objects and purposes for which this corporation is formed to the same extent and as fully as any natural person could or might do and as are not forbidden by law or by these Articles of Incorporation or by the bylaws of the corporation.
16. To have all the powers and authority that may be conferred upon non-profit corporations formed under the Non-Profit Corporation Law of the State of Iowa, Chapter 504A of the Iowa Code.

This corporation, a not-for-profit corporation, shall comply fully with the provisions of Section 501(c) (3) of the Internal Revenue Code and subsequent Treasury Regulations pertinent thereto. No part of the monies or assets of the Corporation shall ensure to the profit of any individual either during the existence of this Corporation or upon its dissolution except that reasonable compensation shall be paid for the performance of services for the corporation or in pursuance of the corporate purposes.

Upon dissolution, the assets of the corporation remaining after payment of all liabilities shall be distributed in accordance with a plan adopted by the Board of Directors. Provided, however, that such assets shall be distributed to similar non—profit organizations, which at the time of distribution are exempt organizations under Section 501(c) (3) of the Internal Revenue Code, or any similar section enacted to replace or in conjunction therewith, and pertinent Treasury regulations thereunder.

III.

The address of its initial registered office in the State of Iowa is 2320 Knapp St, Ames, IA 50014, County of Story and the name of its initial registered agent at such address is Fern Kupfer.

IV

The number of directors constituting the initial Board of Directors of the corporation is three (3) and the names and addresses of the persons who are to serve as the initial directors are:

Fern Kupfer, 2320 Knapp St, Ames, Iowa 50014
Stephen Ringlee, 2325 Storm St, Ames, IA 50014
Ray England, 619 Ash Avenue, Ames, IA 50014

V.

The corporation shall have no corporate seal

VI.

All instruments concerning real property shall be made in the name of the corporation and shall be executed by the President or Vice-president and shall be attested to by the Secretary or Treasurer of the corporation.

Incorporators:

Fern Kupfer

Stephen R. Ringlee