Acco-Hudson Co., Burlington, 52601

Truro Community Developers Inc. To The Public | #2626 Fee $6.50 | Filed for record the 10 day of August A. D. 1965 at 11:30 o'clock A. M. Mary E. Welty, Recorder

ARTICLES OF INCORPORATION OF TRURO COMMUNITY DEVELOPERS, INC. TRURO, IOWA

RECEIVED 1965 JUL 29 AM 8:12
SECRETARY OF STATE IOWA

We, whose names are hereto subscribed, acting as incorporators for the purpose of forming a nonprofit corporation under the provisions in the Iowa Nonprofit Corporation Act, Senate file 113, Acts of 1965, 61st G.A., State of Iowa, assuming and claiming all powers, rights, privileges and immunities granted or permitted bodies corporate under said laws, and do hereby adopt the following articles of incorporation:

ARTICLE I
NAME

The name of this corporation shall be the Truro Community Developers, Inc.

ARTICLE II
REGISTERED OFFICE AND AGENT

The registered office of the corporation shall be at Truro, County of Madison, State of Iowa; the registered agent at such address is George L. Parker.

ARTICLE III
PURPOSE

The purpose of the said corporation shall be to establish, develop, and operate an economically designed and constructed rental housing unit and related facilities for senior citizens in the rural area around Truro, Iowa, which is suited to their special needs and living requirements.

ARTICLE IV
SEAL

This corporation shall have a seal, which seal shall contain the corporate name, Iowa, and the words "corporate seal."

ARTICLE V
POWERS

The corporation shall have all powers provided by law.

ARTICLE VI
MEMBERSHIP

Any person of legal age may become a member of the corporation by purchasing a fully paid membership certificate for the sum of Twenty-Five Dollars ($25.00). The majority of members shall reside in rural areas and incorporated communities with a population of 2,500 or less. Each member shall receive a certificate signed by the President and Secretary of the corporation. Each member of the corporation shall be entitled to only one vote at meetings of the membership of the said corporation. Voting by proxy of a member shall be honored. A member is entitled to cumulate his voting in an election of directors.

ARTICLE VII
DURATION

The Corporation shall have perpetual duration.

ARTICLE VIII
BOARD OF DIRECTORS

1. The affairs of this Corporation shall be managed by a Board of Fifteen (15) Directors to be elected by and from the members thereof and shall serve for three years and until their successors are elected. The size of the Board may not be changed except by amendment to these articles. The majority of the Board of Directors shall reside in rural areas and incorporated communities with a population of 2,500 or less. At the first annual election five Directors shall be elected for a term of one year; five Directors shall be elected for a term of two years; five Directors shall be elected for a term of three years. Thereafter Directors shall be elected for terms of three years.

2. The Board of Directors shall fill vacancies occurring in its own membership by appointment of qualified members to hold office until the next annual meeting of the membership at which meeting a member shall be elected to fill the unexpired term.

3. A majority of the Directors must be present at a meeting to conduct the business of the corporation.

4. Until the first annual election, the following persons shall be Directors:

Name	Address
Cecil R. Miller	Peru, Iowa
Jack Kale	Truro, Iowa
Merrell S. Creger	Truro, Iowa
Lyle W. Haines	Truro, Iowa
George L. Parker	Truro, Iowa
Albert Carlson	Truro, Iowa
E. M. Edwards	Truro, Iowa
James R. Ivey	Truro, Iowa
Lester E. Freeman	Truro, Iowa
Dale Travis	Peru, Iowa
Hal Sweeney	Truro, Iowa
R. L. Hutchison	Truro, Iowa
Wayne Breeding	Truro, Iowa
Coy Miller	Truro, Iowa
W. C. Coleman	Truro, Iowa

and the following persons shall be officers:

President	George L. Parker
Vice President	Jack Kale
Secretary	E. M. Edwards
Treasurer	Merrell S. Creger

5. The Board of Directors shall have their annual meeting immediately after the annual meeting of members hereinafter provided for, at a time and place to be designated by the President, and will elect from their own number a President, Vice-President, Secretary and Treasurer. However, the offices of Secretary and Treasurer may be combined into one office.

6. The Board of Directors shall have other meetings as provided in the Bylaws.

ARTICLE IX
MEETINGS

1. The annual meeting of the members of this corporation for the purpose of electing directors and transacting such other business as may properly come before it at such time, shall be held on the First Tuesday in September of each year at the time and place specified by the Board of Directors.

2. Special meetings of the members of this corporation may be called by the President at any time or place within the county upon giving to each of the members, a notice in writing mailed to his postal address as it appears in the corporation records at least ten (10) days prior to such meeting; and such meetings shall be called by him at any time upon written demand of the majority of the directors, or of any Ten (10) members, and in case of his neglect or refusal to call such meetings, such directors or members shall unite in calling such meetings, which shall be the same as though called by the President. If the purpose of the meeting is to amend the articles, then the notice of meetings signed by the Secretary shall set forth the proposed amendment in substance. Articles may be amended by a two-thirds vote of the members present at such a meeting or voting by proxy.

ARTICLE X
INCORPORATORS

The names and addresses of the incorporators are:

Name	Address
Jack Kale	Truro, Iowa
E. Marret Edwards	Truro, Iowa
Albert Carlson	Truro, Iowa
Merrell Creger	Truro, Iowa
George L. Parker	Truro, Iowa

ARTICLE XI
BYLAWS

The corporation may make and amend bylaws at its pleasure through its Board of Directors.

IN WITNESS WHEREOF, we have hereunto subscribed our names this - - day of - - 1965.

Jack Kale	Truro, Iowa
Merrell S. Creger	Truro, Iowa
Albert Carlson	Truro, Iowa
George L. Parker	Truro, Iowa
E. Marret Edwards	Truro, Iowa

STATE OF IOWA COUNTY OF MADISON) SS.

On this 28 day of July, 1965, before me, John J. Freeberg, a Notary Public in and for said County, personally appeared the fifteen (15) directors to me known to be the persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

(NOTARIAL SEAL)

John J. Freeberg
John J. Freeberg, Notary Public
in and for said County.
My commission expires July 4,1966

OFFICE OF THE SECRETARY OF STATE DES MOINES IOWA

This instrument recorded in Book 1-A, Page 61, July 29, 1965 Expires Perpetual, Cert. No. 31105, Receipt No. 31105 Filed by E. M. Edwards, Sec., Truro, Iowa Filing Fee 10.00 Recording Fee 3.50 Gary L. Cameron Secretary of State

COMPARED

Gaylord Huitt
To
Iowa State Highway Comm.

#2725
Fee $3.50

Filed for record the 21 day of August A. D. 1965 at 11:00 o'clock A. M.
Mary E. Welty, Recorder
Shirley G. Henry, Deputy

Permit Number 4-1157 Madison County Project F-169

APPLICATION FOR PERMIT TO CONSTRUCT ENTRANCE FROM PRIVATE PROPERTY TO PRIMARY ROAD OR PRIMARY ROAD EXTENSION

Applicant Gaylord Huitt Address Winterset, Ia Aug 9th, 1965

Iowa State Highway Commission
Ames, Iowa

Gentlemen:

A permit is hereby requested to construct a commercial entrance 30 feet in width, from right of way line to primary road traveled way, including necessary drainage structure thereunder.

PLAT OF ENTRANCE AS PROPOSED TO BE CONSTRUCTED IS ATTACHED TO AND IS A PART OF THIS APPLICATION. (Marked Exhibit "A")

Proposed entrance is located on Primary Road No. 169, Sec 18, T75N R27W, Madison County, 2.5 miles south from Winterset more specifically described as follows:

West side of #169, Sta. 297+20 in SW¼ Sec. 18-75-27

The applicant agrees that if granted a permit to construct the above described entrance the following stipulations shall govern.

1. Written approval of the Highway Commission shall be obtained before any change is made in the entrance or its location.

2. That the entrance, including drainage structure, grading and surfacing, shall be constructed by the applicant at the applicant's expense, in accordance with the plat attached hereto, and in conformity with the standard specifications of the Iowa State Highway Commission, and shall thereafter be kept in repair and maintained by the applicant at his own expense. Nothing in this stipulation, however, shall preclude the Iowa State Highway Commission from entering upon said entrance on highway right of way and performing necessary maintenance for the protection of the highway.

3. That the construction, of the entrance shall be completed by the 1st day of December 1965. (The permit is null and void if drive is not completed by the above date unless entension of time is granted in writing by the Iowa State Highway Commission.)

4. That the construction, future repair or maintenance of said entrance shall be carried on in such a way as not to interfere with, or interrupt traffic on said highway.