

Articles of Incorporation ) (Filed For Record July 29<sup>th</sup> A.D. 1905 at 10,  
of the ) Articles (o'clock A.M. E. F. Connoran.  
St. Charles Park & Improvement Ass'n) ( Recorder.

We, whose names are hereto subscribed, for the purpose of transacting the business hereinafter set forth, do hereby associate ourselves into a body corporate under the provisions of Chapter 1, Title IX, of the Code of Iowa, and acts amendatory thereto; assuming all the powers and obligations granted bodies corporate under said chapter and title, and do adopt the following Articles of Incorporation, to-wit:-

## ARTICLE I.

The name of this corporation shall be The St Charles Park and Improvement Association.

## ARTICLE II.

The principal place of business shall be at St Charles, in the County of Madison, and State of Iowa.

## ARTICLE III.

The object of the corporation or business to be transacted is to purchase, own, improve, sell and convey real-estate and other property, as may from time to time be decided upon by a majority of the stockholders.

## ARTICLE IV.

The amount of capital stock authorized is Twelve Hundred and Fifty Dollars, divided into shares of Twenty-five Dollars each. The capital stock may be increased by a majority vote of the stockholders.

When the capital is to be increased, the additional shares shall be offered to the existing stockholders proportionately to their holdings, at not less than par.

## ARTICLE V.

This corporation shall begin business on the date of the issuance of its certificate of incorporation by the Secretary of State, and shall terminate at the expiration of Twenty years from said date, unless sooner dissolved by a majority vote of the stockholders.

## ARTICLE VI.

The affairs of this corporation shall be managed by a board of five directors, who shall select its own chairman, and executive committee, as it may see fit, or as may be provided for by the by-laws of this corporation.

## ARTICLE VII.

The annual election shall be held on the second Tuesday of December in each year. Until the first election, which shall be held on Tuesday December 12th 1905, the following persons shall be directors:-

Name.	Postoffice Address.
H. P. Anderson,	St Charles Iowa.
L. A. Collins,	St Charles Iowa.
J. N. Smith,	St Charles Iowa.
F. Power,	St Charles Iowa.
E. E. Williams,	St Charles Iowa.

and the following shall be officers:-

President,- S. N. Seyre,	St Charles Iowa.
Vice President,- S.S. Switzer,	St Charles Iowa.
Secretary,- Henry Hayden,	St Charles Iowa.
Treasurer,- J. F. Johnston,	St Charles Iowa.

All officers of this corporation shall hold office for the term of one year, or until their successors are elected and qualified. Every director shall be a stockholder, and if any director shall part with his holdings in this corporation, he shall at once cease to be a director. The stockholders may fill all vacancies occurring in the board of directors between annual elections, by the selection of persons to hold office for the remainder of the term. Special meetings of the stockholders may be called at any time by the president upon giving three days notice in person, or in writing to the stockholders, and shall be called by him at any time upon request of stockholders representing five shares of stock, and in case of his neglect or refusal to call a meeting, the parties owning stock to the amount of five shares may join in a call of the stockholders, which meeting shall be the same as though called by the president.

## ARTICLE VIII.

The highest amount of indebtedness to which this corporation is at any time to subject itself, shall not exceed two-thirds of its capital stock.

## ARTICLE IX.

The private property of the stockholders shall be exempt from corporate liability, except to the extent and in the manner provided by the laws of the State of Iowa.

## ARTICLE X.

The corporation may make and alter by-laws at pleasure, and may authorize the board of directors to do so., subject to such restrictions as may be deemed advisable.

## ARTICLE XI.

Amendments to these articles may be made at any annual meeting of the stockholders, or at a special meeting called for the purpose, a majority of all stockholders in interest voting for such amendments.

Witness our hands this 26<sup>th</sup> day of July A.D. 1905.

C.A. Zimbelman  
G.L. Archer  
O.M. Horton  
E.E. Williams  
J.F. Johnston  
J.N. Smith  
J.L. Fleming  
Thomas Roberts  
Henry Iimes  
James McCloskey

Henry Hayden  
H.A. Mueller  
Collins & Sloan, By L.A. Collins  
P.S. Wise  
H.P. Anderson  
L.W. Lynch  
Francis Power  
Johnston & Stayton, By Fred Johnston  
E.K. Anderson  
S.N. Seyre  
S.S. Switzer

State of Iowa, Madison County)ss.

On this 26<sup>th</sup> day of July A.D. 1905, before me W.A. Tris a Notary Public in and for

said County, personally came L.A. Collins of the firm of Collins & Sloan; and on the 27<sup>th</sup> day of July A.D. 1905, personally came Fred Johnston, of the firm of Johnston & Stayton, who are personally known to me to be the identical persons whose names are affixed to the foregoing Articles of Incorporation as incorporators, and severally acknowledged the execution of the same to be their voluntary act and deed of said firms, for the purposes therein expressed.

In Testimony Whereof, I have hereunto subscribed my name, and affixed my Notarial Seal on the day of the date last above written.

NOTARIAL  
SEAL

W.A. Tris  
Notary Public in and for Madison  
County Iowa.

State of Iowa, Madison County )ss.

On this 28<sup>th</sup> day of July A.D. 1905, before me W.A. Tris a Notary Public in and for said County, personally came G.A. Zimbaeman, Henry Hayden, G.J. Archer, H.A. Mueller, O.M. Horton, E.E. Williams, J.F. Johnston, P.S. Wise, J.N. Smith, J.L. Fleming, Thomas Roberts, Henry Iimes, James McCloskey, and S.N. Sayre; and on the 27<sup>th</sup> day of July 1905, personally came H.P. Anderson, L.W. Lynch and Francis Power; and on the 28<sup>th</sup> day of July 1905, personally came E.K. Anderson, all of whom are personally known to me to be the identical persons whose names are subscribed to the foregoing Articles of Incorporation as Incorporators, and each for himself acknowledged the execution of the same to be his free and voluntary act and deed for the uses and purposes therein expressed.

In Testimony Whereof, I have hereunto subscribed my name and affixed my official seal, on the date last above written.

NOTARIAL  
SEAL

W.A. Tris  
Notary Public in and for Madison  
County Iowa.

E. E. McCall)

(Filed for Record July 31<sup>st</sup> A.D. 1905 at 10:30 a.m.)