

St. Charles Park & Impr. Assn.) Certificate of Filed for record the 22nd day of October
 to (Renewal and Amended A.D., 1925 at 9:35 o'clock A.M.
 The Public) & Substituted Articles #2330 Gladys B. DeVault, Recorder.
 of Incorporation Fee \$1.40 Paul Lucas, Deputy.

Certificate of Renewal. BE IT REMEMBERED, That at a special meeting of the stockholders of the St. Charles Park and Improvement Association, a corporation duly organized and existing under the laws of the State of Iowa, having its place of business at St. Charles Madison County, Iowa, held on the 20th day of October 1925 after due and proper notice had been given the stockholders thereof, and at which meeting the requisite number of shares of stock of said corporation was represented, in accordance with its articles of incorporation and the laws of the State, the following resolution was adopted:

Total number of shares voted in favor of such renewal fifteen

Total number of shares voted against such renewal none

RESOLVED, That the corporate period of the St. Charles Park and Improvement Company, which will expire on the 5th day of August 1925, is hereby extended for a period of twenty years from said date, continuing until Aug 5th 1945 unless sooner dissolved by the voluntary action of the stockholders.

BE IT FURTHER RESOLVED, That the renewal, amended and substituted articles of incorporation submitted to the stockholders at said meeting and hereto attached be and the same are hereby adopted as the articles of incorporation of said corporation under the renewal herein provided for.

RESOLVED FURTHER, That the president and secretary of this Company be and they are hereby authorized and directed to sign, acknowledge, record, publish and do any and all things which are by law required, to execute, complete and carry into effect the above resolution, and to execute, sign and acknowledge the renewal, amended and substituted articles of incorporation duly adopted at said meeting.

We, E.E. Williams and H.A. Mueller president and secretary of said company, do hereby certify the above to be a true and correct statement of the proceedings of the stockholders at the above named meeting.

Attested by:
 J. F. Johnston
 P. S. Wise

E. E. Williams, President.
 H. A. Mueller, Secretary.

State of Iowa, Madison County, ss: Subscribed and sworn to before me by the said E.E. Williams

and H.A.Mueller, this 21st day of October A.D. 1925.

C.C.Guilliams
Notary Public in and for Madison County, Iowa.



AMENDED AND SUBSTITUTED ARTICLES OF INCORPORATION of the St.Charles Park and Improvement association.

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

ARTICLE II. Its 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 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. The corporation shall have the right to buy, hold, sell and convey personal property and such real estate, as may be necessary or convenient for the proper conduct of the affairs of the corporation. All conveyances of real property made by the corporation shall be executed by the president and countersigned by the secretary with an impression of the corporate seal attached, if the corporation has a seal; and all releases of mortgages, liens, judgments or other claims that are required by law to be made of record may be executed by the president, vice-president or secretary of the corporation.

ARTICLE IV. The amount of capital stock authorized is One Thousand Two Hundred Fifty dollars divided into shares of Twenty five dollars each. No stock shall be issued until the corporation has received payment in full therefor at par in cash or property; provided, however, that when stock is to be issued for anything other than money, it must be upon the proper action by the officers or directors and subject to the approval of the executive council of Iowa, as provided in Chap. 385, section 8413 of the 1924 Code of Iowa. The capital stock authorized may be increased by vote of majority in interest of all the stockholders, by the adoption of an amendment of these articles. When the outstanding capital is increased, the additional shares shall be offered to the existing stockholders proportionately of their holdings at not less than par.

ARTICLE V. This corporation commenced its corporate existence on the 5th day of August A.D. 1905, and its corporate period as fixed by its articles of incorporation will expire on the 5th day of August A.D. 1925, and is hereby extended under this renewal for a further period of twenty (20) years.

ARTICLE VI. The affairs of this corporation shall be managed by a board of five directors, who shall elect a president, vice-president, secretary and treasurer and such other officers, including an executive committee, as they 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 1st Tuesday of December of each year. Until the first election, which shall be held on the first day of Dec. 1925 the following person shall be directors:

Name	Postoffice	Address
H.P.Anderson	St. Charles,	Iowa
J.L.Stayton	" "	" "
C.C.Guilliams	" "	" "
G.L.Archer	" "	" "
P.S.Wise	" "	" "

and the following persons shall be officers:

President	E.E.Williams	Postoffice	St. Charles,	Iowa.
Vice-President	E.E.Pomeroy	Postoffice	" "	" "
Secretary	H.A.Mueller	Postoffice	" "	" "
Treasurer	J.F.Johnston	Postoffice	" "	" "

All officers of this corporation shall hold office for the term of one year or until their successors are elected, and have qualified. Every director shall be a stockholder and if any director shall sell or transfer his stock in this corporation he shall at once cease to be a director. The board of directors may fill all vacancies occurring in its member-

ship between annual elections by the appointment of qualified 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. At all meeting of the stockholders each stockholder shall be entitled to one vote for each share of stock held by him, which vote he may cast in person or by written proxy.

ARTICLE VIII. The highest amount of indebtedness to which this corporation may at any time subject itself shall not exceed two-thirds of its paid-up and outstanding 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 that purpose, two-thirds of all stockholders in interest voting for such amendments.

Dated this 21st day of October, 1925.

E.E. Williams
H.A. Mueller

STATE OF IOWA, Madison County, ss: BE IT REMEMBERED, That on this 21st day of October, 1925, before me, a Notary Public in and for said county and state, personally appeared E.E. Williams and H.A. Mueller, president and secretary, respectively of the said St. Charles Park and Improvement Company, and each for himself acknowledged the same to be his free act and deed and the free and voluntary act and deed of said company, by them voluntarily executed, being duly authorized by the stockholders of said corporation.

Witness my hand and notarial seal at St. Charles in the county of Madison, State of Iowa, on the day and year last above written.

C. C. Williams
Notary Public.

