

## LEMAR ESTATES TOWNHOME ASSOCIATION

### GOVERNANCE OVERVIEW

On May 15, 1998, LeMar Estates, LLC, a Minnesota limited liability company, filed a Declaration with the Secretary of State of Minnesota, declaring its intent to develop property in Roges, Minnesota to become a common interest community called LeMar Estates in accordance with Minnesota Statute 515.B (known the Minesota Common Interest Ownership Act, MCOIA). LeMar Estates became Common Interest Community Number 865. The Declaration posted on this site reflects two amendments that were made to the original document; one by the Declarant to add additional property and a second by the owners to prohibit the leasing of Units. Both amendments were made in accordance with the amendment requirements described in the Declaration.

On December 29, 1999, the Articles of Incorporation were filed with the Secretary of State, forming a non-profit corporation to create LeMar Estates Townhome Association, Inc. The Articles were very basic, using the Secretary of State's form consisted of only four articles (name, registered office address, number of shares, and the incorporator). Because all of the information contained in the original document, other than the name and date of incorporation, has changed, it is not posted on this site. However, the Association renews its registration with the Minnesota Secretary of State each year to retain its "Active / In Good Standing" status. You can verify the current registration by visiting the Secretary of State's website (<https://mbisportal.sos.state.mn.us>) to check on the status or other information such as registered office, registered agent, or president.

The Declarant managed the Association until it was eventually turned over to the Owners of LeMar Estates in 2001 in accordance with the provisions of the Declaration. The Bylaws of the Association are posted on this site. No amendments have been made.

Declaration or Bylaws? If you're wondering which of these two documents will provide you with the information you're looking for, a table of contents is provided at the beginning of each document. In short, the Declaration's focus is on the property: how it's defined, used, maintained, insured and funded. The Bylaws focus on the Association: its organization, governance and members.

In accordance with the powers vested in it by the Bylaws, the Board of Directors has created the Rules and Regulations of the Association. These too are posted on the site.

Lastly, the members of the Board of Directors are listed along with their contact information.

Some documents posted here have been reformatted for ease of use by Owners and residents. Copies of the original documents can be obtained for a reasonable fee if required.