

ARTICLES OF INCORPORATION
UNDER THE
GENERAL NOT FOR PROFIT
CORPORATION ACT

We, the undersigned,

William H. Leedy, 814 Westover Road, Kansas City, Missouri
John H. Kraemer, 6450 Pennsylvania, Kansas City, Missouri
John C. Gage, 5510 Chadwick, Shawnee Mission, Kansas

being natural persons of the age of twenty-one (21) years or more and citizens of the United States, for the purposes of forming a corporation under the "General Not For Profit Corporation Act", Chapter 355 of the 1953 Supplement of the Revised Statutes of Missouri of 1949, as amended, do hereby adopt the following **Articles of Incorporation:**

ARTICLE I

The name of the corporation is COLONIAL SQUARE HOMES, INC.

ARTICLE II

The period of duration of the corporation is perpetual.

ARTICLE III

The address of its initial Registered Office in the State of Missouri is 1000 National Fidelity Life Building, 1002 Walnut Street, in the City of Kansas City, County of Jackson, and the name of its initial Registered Agent at said address is W. C. Hass.

ARTICLE IV

The first Board of Directors shall be five in number their names and addresses being as follows:

Name	Address
Winslow Carlton	221 Fourth Avenue, New York 3, New York
S. F. Boden	5 Beckman Street, New York, New York
LeRoy Bowman	112 Remsen Street, Brooklyn, New York
John O. Walker	3200 Circle Hill Road., Alexandria, Va.
John D. Lange	815 17th St. N.W. Washington, D. C.

ARTICLE V

The purpose or purposes for which the corporation is organized are:

1. To provide dwelling accommodations on a non-profit basis for families displaced from urban renewal areas or as a result of governmental action and to assist further the provision of housing for moderate and low income families.
2. To construct, operate, maintain and improve, and to buy, own, sell, convey, assign, mortgage or lease any real estate and any personal property necessary or incident to the provision of such housing.
3. To borrow money and issue evidences of indebtedness in furtherance of any or all of the objects of its business; to secure the same by mortgage, pledge or other lien.
4. To apply for and obtain or cause to be obtained from the Federal Housing Commissioner, hereinafter called the "Commissioner", a contract or contracts of mortgage insurance.
5. To enter into any kind of activity, and to perform and carry out contracts of any kind necessary to, or in connection with, or incidental to the accomplishment of the non-profit purposes of the corporation.

ARTICLE VI

Notwithstanding any other provision contained herein the corporation formed hereby is authorized to enter into a contract (Regulatory Agreement) with the Federal Housing Commissioner and shall be bound by the terms thereof to enable the Commissioner to carry out the provisions of the National Housing Act, as amended. Upon execution, the contract (Regulatory Agreement) shall be binding upon the corporation, its successors and assigns, so long as a mortgage is outstanding, unpaid and insured or held by the Federal Housing Commissioner.

ARTICLE VII

No contract or other transaction between this Corporation and any other corporation, and no act of this Corporation, shall in any way be affected or invalidated by the fact that any of the directors or officers of this Corporation are pecuniarily or otherwise interested in, or are directors or officers of, such other corporation; any directors individually, or any firm of which any director may be a member, may be a party to, or may be pecuniarily or otherwise interested in, any contract or transaction of this Corporation, provided the fact that he or such firm is so interested, shall be disclosed on the minutes of this Corporation; and any director of this Corporation who is also a director or officer of such other corporation or who

is so interested may be counted in determining the existence of a quorum at any meeting of the board of directors of this Corporation, which shall authorize any such contract or transaction, provided, however, such director may not vote thereat to authorize any such contract or transaction.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 18th, day of June, 1964.