



## State of Missouri

John R. Ashcroft, Secretary of State  
Corporations Division  
PO Box 778 / 600 W. Main St., Rm. 322  
Jefferson City, MO 65102

**X00334034**  
**Date Filed: 7/17/2019**  
**Expiration Date: 8/28/2024**  
**John R. Ashcroft**  
**Missouri Secretary of State**

### Registration of Fictitious Name

*(Submit with filing fee of \$7.00)*  
*(Must be typed or printed)*

This information is for the use of the public and gives no protection to the name being registered. There is no provision in this Chapter to keep another person or business entity from adopting and using the same name. The fictitious name registration expires 5 years from the filing date. (Chapter 417, RSMo)

Please check one box:

☐ New  
☐ Registration ☒ Renewal X00334034 ☐ Amendment ☐ Correction  
*Charter number Charter number Charter number*

The undersigned is doing business under the following name and at the following address:

Business name to be registered: EAGLE CREEK

Business Address: 8300 NE Underground Drive, Suite 200

*(PO Box may only be used in addition to a physical street address)*

City, State and Zip Code: Kansas City, MO 64161

#### Owner Information:

If a business entity is an owner, indicate business name and percentage owned. If all parties are jointly and severally liable, percentage of ownership need not be listed. Please attach a separate page for more than three owners. The parties having an interest in the business, and the percentage they own are:

Name of Owners, Individual or Business Entity	Charter # Required If Business Entity	Street and Number	City and State	Zip Code	If Listed, Percentage of Ownership Must Equal 100%
HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.	00114558	8300 NE Underground Drive, Suite 200	Kansas City, MO	64161	

#### All owners must affirm by signing below

In Affirmation thereof, the facts stated above are true and correct:

(The undersigned understands that false statements made in this filing are subject to the penalties of a false declaration under Section 575.060 RSMo)

HUNT MIDWEST REAL ESTATE DEVELOPMENT,  
INC. - Ora Reynolds

HUNT MIDWEST REAL ESTATE  
DEVELOPMENT, INC. - ORA REYNOLDS

07/17/2019

*Owner's Signature or Authorized Signature of Business Entity*

*Printed Name*

*Date*

Name and address to return filed document:

Name: Jeanette Schmeltz

Address: Email: jschmeltz@sb-kc.com

City, State, and Zip Code: \_\_\_\_\_

**N00060365**  
**Date Filed: 8/20/2019**  
**John R. Ashcroft**  
**Missouri Secretary of State**

\* **SECTION 1, 3 & 4 ARE REQUIRED**

REPORT DUE BY: **8/31/2019**

**N00060365**  
**EAGLE CREEK HOME OWNERS ASSOCIATION**  
**MPOWS SERVICE AGENT, INC.**  
**4435 MAIN STREET**  
**KANSAS CITY, MO 64111**

ORGANIZED UNDER THE LAWS OF:  
**Missouri**

PRINCIPAL PLACE OF BUSINESS OR CORPORATE HEADQUARTERS: \*

**11125 NW AMBASSADOR DR.** (Required)

**STE 200**

**STREET**

**KANSAS CITY MO 64153**

**CITY / STATE ZIP**

If changing the registered agent and/or registered office address, please check the appropriate box(es) and fill in the necessary information.

☐ The new registered agent

IF CHANGING THE REGISTERED AGENT, AN ORIGINAL WRITTEN CONSENT FROM THE NEW  
REGISTERED AGENT MUST BE ATTACHED AND FILED WITH THIS REGISTRATION REPORT.

☐ The new registered office address

Must be a Missouri address, PO Box alone is not acceptable. This section is not applicable for Banks, Trusts and Foreign Insurance.

**OFFICERS**

NAME AND PHYSICAL ADDRESS (P.O. BOX ALONE NOT ACCEPTABLE).  
**MUST LIST PRESIDENT AND SECRETARY BELOW**

**PRESIDENT** Nelson, Amy  
**STREET** 8300 NE UNDERGROUND DR.

**CITY/STATE/ZIP** KANSAS CITY MO 64161

**SECRETARY** MANN, JENNIFER  
**STREET** 8300 NE UNDERGROUND DR.

**CITY/STATE/ZIP** KANSAS CITY MO 64161

**VICE PRESIDENT** HOLLAND, BRENNER  
**STREET** 8300 NE UNDERGROUND DR.

**CITY/STATE/ZIP** KANSAS CITY MO 64161

**STREET**

**CITY/STATE/ZIP**

**BOARD OF DIRECTORS**

NAME AND PHYSICAL ADDRESS (P.O. BOX ALONE NOT ACCEPTABLE).  
**MUST LIST AT LEAST THREE DIRECTORS BELOW**

**NAME** REYNOLDS, ORA  
**STREET** 8300 NE UNDERGROUND DR.

**CITY/STATE/ZIP** KANSAS CITY MO 64161

**NAME** HOLLAND, BRENNER  
**STREET** 8300 NE UNDERGROUND DR.

**CITY/STATE/ZIP** KANSAS CITY MO 64161

**NAME** MANN, JENNIFER  
**STREET** 8300 NE UNDERGROUND DR.

**CITY/STATE/ZIP** KANSAS CITY MO 64161

**NAME**

**STREET**

**CITY/STATE/ZIP**

NAMES AND ADDRESSES OF ALL OTHER OFFICERS AND DIRECTORS ARE ATTACHED

The undersigned understands that false statements made in this report are punishable for the crime of making a false  
declaration under Section 575.060 RSMo. Photocopy or stamped signature not acceptable.

Authorized party or officer sign here

**Lin Flournoy**

(Required)

Please print name and title of signer:

**Lin Flournoy**

**NAME**

**Other**

**TITLE**

REGISTRATION REPORT FEE IS:

\_\_\_\$10.00 If filed on or before 8/31/2019

\_\_\_\$15.00 If filed after 9/30/2019

Corporation will be administratively dissolved if report is not filed by  
11/29/2020

**WHEN THIS FORM IS ACCEPTED BY THE SECRETARY OF STATE, BY LAW  
IT WILL BECOME A PUBLIC DOCUMENT AND ALL INFORMATION  
PROVIDED IS SUBJECT TO PUBLIC DISCLOSURE**

E-MAIL ADDRESS (OPTIONAL): **libby.harrahIII@fsresidential.com**

# STATE OF MISSOURI



**Rebecca McDowell Cook**  
**Secretary of State**

CORPORATION DIVISION  
CERTIFICATE OF INCORPORATION  
MISSOURI NONPROFIT

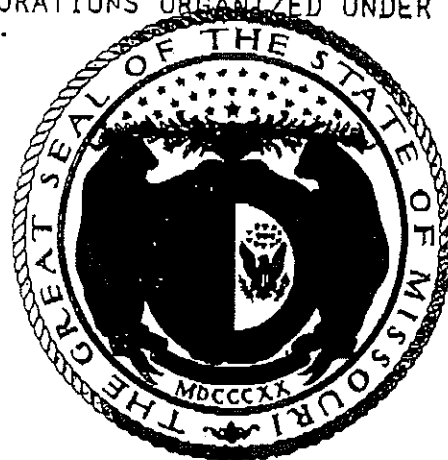
WHEREAS, ~~DUPLICATE~~ ORIGINALS OF ARTICLES OF INCORPORATION OF  
EAGLE CREEK HOME OWNERS ASSOCIATION

HAVE BEEN RECEIVED AND FILED IN THE OFFICE OF THE SECRETARY OF  
STATE, WHICH ARTICLES, IN ALL RESPECTS, COMPLY WITH THE  
REQUIREMENTS OF MISSOURI NONPROFIT CORPORATION LAW;

NOW, THEREFORE, I, REBECCA MCDOWELL COOK, SECRETARY OF STATE  
OF THE STATE OF MISSOURI, BY VIRTUE OF THE AUTHORITY VESTED IN  
ME BY LAW, DO HEREBY CERTIFY AND DECLARE THIS ENTITY A BODY  
CORPORATE, DULY ORGANIZED THIS DATE AND THAT IT IS ENTITLED TO  
ALL RIGHTS AND PRIVILEGES GRANTED CORPORATIONS ORGANIZED UNDER  
THE MISSOURI NONPROFIT CORPORATION LAW.

IN TESTIMONY WHEREOF, I HAVE SET MY  
HAND AND IMPRINTED THE GREAT SEAL OF  
THE STATE OF MISSOURI, ON THIS, THE  
18TH DAY OF DECEMBER, 1998.

*Rebecca McDowell Cook*  
Secretary of State



\$25.00

**STATE OF MISSOURI**

**Secretary of State**

**P.O. Box 778, Jefferson City, MO 65102  
Corporation Division**

**ARTICLES OF INCORPORATION OF A NONPROFIT CORPORATION**

(To be submitted in duplicate with a filing fee of \$25.00)

The undersigned natural person of the age of eighteen years or more for the purpose of forming a corporation under the Nonprofit Corporation Law of Missouri adopts the following Articles of Incorporation:

- (1) The name of the Corporation is Eagle Creek Home Owners Association
- (2) The Corporation is a Mutual Benefit Corporation.
- (3) The period of duration of the Corporation is perpetual.
- (4) The name and address of the Corporation's Registered Agent and Registered Office in Missouri is:

Seigfreid, Bingham, Levy, Selzer & Gee, P.C.  
2800 Commerce Tower  
911 Main Street  
Kansas City, Missouri 64105

**FILED AND CERTIFICATE OF  
INCORPORATION ISSUED**

- (5) The name and address of the incorporator:

DEC 18 1998

Lance J. Fornwalt  
Seigfreid, Bingham, Levy, Selzer & Gee, P.C.  
2800 Commerce Tower  
911 Main Street  
Kansas City, MO 64105

*Rebecca M. Dowell*  
**SECRETARY OF STATE**

- (6) This Corporation is organized as a Missouri nonprofit mutual benefit corporation and the nature of the business or the purposes to be conducted or promoted are to (a) own and provide for the maintenance, repair, replacement, improvement, preservation and control of the common areas which are a part of Eagle Creek Subdivision in the City of Lee's Summit, Missouri, according to the preliminary plat thereof (the "Subdivision"), (b) enforce the recorded restrictions placed of record on the property located within the Subdivision according to the terms thereof, (c) promote the health, safety and welfare of the owners of the lots in, and users of, the Subdivision, (d) generally conduct the business of a homes or home owners association and (e) engage in all other lawful activity for which nonprofit corporations may be organized under the Missouri General Nonprofit Corporation Law.
- (7) The Corporation has members. The owner of each lot within the Subdivision shall be a member of the Corporation. If a lot is owned by more than one person, all owners of the

lot, collectively, shall be deemed the member of the Corporation for such lot. The Corporation shall be the sole judge of the qualifications of its members and of their right to participate in its meetings and proceedings. Members may be divided into classes having the rights, powers and authority as are established, from time-to-time, by the bylaws of the Corporation.

- (8) Pursuant to Missouri Revised Statutes 355.661(2)-(3), upon dissolution and after the winding up of the affairs of the Corporation, whether voluntary or involuntary, and after all debts have been satisfied, assets remaining shall be distributed to the members of the Corporation in accordance with all applicable laws.

- (9) The initial board of directors shall have three (3) members, whose names and addresses are as follows:

Lee A. Derrough, 8300 Underground Drive, Suite 100, Kansas City, MO 64161  
 Ora H. Reynolds, 8300 Underground Drive, Suite 100, Kansas City, MO 64161  
 Tamara S. Henderson, 8300 Underground Drive, Suite 100, Kansas City, MO 64161.

- (10) The affairs of the Corporation shall be managed by a board of directors. The number of directors shall be fixed by the bylaws of the Corporation, except for the number of the initial board of directors set forth in numbered paragraph 9 above; provided, however, in no event, shall the number of directors of the Corporation be less than three (3).

- (11) Members of the Corporation shall be either Class A Members or Class B Members. The qualifications, rights and privileges of the two classes of Members, including voting rights, shall be set forth in the Corporation's bylaws. No amendment, cancellation or revocation of such qualifications, rights or privileges shall be made without the affirmative vote of a majority of all votes entitled to be cast by all Members. In addition, Class A Members or Class B Members, as the case may be, are entitled to vote as a class on a proposed amendment to the Corporation's bylaws if such amendment would: (a) affect the rights, privileges, preferences, restrictions or conditions of such class as to voting, dissolution, redemption, or transfer of memberships in a manner different than such amendment would affect another class; (b) change the rights, privileges, preferences, restrictions or conditions of such class as to voting, dissolution, redemption or transfer by changing the rights, privileges, preferences, restrictions or conditions of another class; (c) increase or decrease the number of memberships authorized for such class; (d) increase the number or memberships authorized for another class; (e) effect an exchange, reclassification or termination of all or part of the membership of such class; or (f) authorize a new class of membership. If a class vote is required to approve an amendment to the Corporation's bylaws, such amendment must be approved by the members of such class by the lesser of either two-thirds of the votes cast by the class or a majority of the voting power of the class.

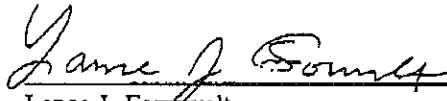
- (12) At all times the Corporation has Class B Members, these Articles, including this Article 12, may be amended, canceled or revoked only by the affirmative vote of a majority of all Members, with both Class A and Class B Members voting as a single class. At all other times, the provisions of these Articles may be amended, canceled or revoked by the affirmative vote of a majority of all Members; provided, however, the terms of Article 11 hereof, this Article 12 and the provisions of the bylaws of the Corporation concerning

amendment of the Corporation's bylaws may be amended, canceled or revoked only with the approval of at least two-thirds of the Members and provided, further that any provision of the Corporation's bylaws requiring the approval of a percentage of the Members that is greater than a majority shall only be amended or modified by such higher percentage. Nothing contained herein shall effect to the rights of the Members granted by Missouri Revised Statutes 355.556.

- (13) The effective date of this document is the date it is filed by the Secretary of State of Missouri.

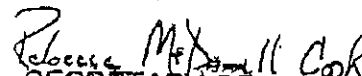
In affirmation of the facts stated above on this 15th day of December, 1998.

Incorporator:

  
Lance J. Fornwalt

FILED AND CERTIFICATE OF  
INCORPORATION ISSUED

DEC 18 1998

  
REBECCA M. SMITH  
SECRETARY OF STATE

## SEIGFREID, BINGHAM, LEVY, SELZER &amp; GEE

A PROFESSIONAL CORPORATION  
ATTORNEYS AT LAW  
2800 COMMERCE TOWER  
911 MAIN STREET  
KANSAS CITY, MISSOURI 64105

816 421-4460  
FACSIMILE 816 474-3447

JAMES T. SEIGFREID  
LARRY J. BINGHAM  
ALLAN W. STOPPERAN  
GARY J. BROUILLETTE  
GORDON O. GEE  
ROBERT C. LEVY  
KENNETH W. SPAIN  
DUANE J. FOX  
JACK R. SELZER  
FRED BELLEMERE, III  
MARK H. GILGUS  
MARK R. THOMPSON  
LYNNE C. KAISER  
PAUL G. SCHEPERS  
CINDY A. MCCLANNAHAN  
ROBERT J. BJERG  
JAMES C. TILDEN

GREGORY S. GERSTNER  
LORI A. BEAM  
KEVIN M. CONNOR  
STEPHEN M. KYLE  
RACHEL H. BAKER  
TIMOTHY J. FISHER  
DOUGLAS K. ANNING  
ROD L. EISENHauer  
R. KEITH DUGGER  
AMY L. CREEK  
SUSAN S. GOLDAMMER  
LANCE J. FORNWALT  
JOHN M. NEYENS  
ROBERT J. MANN  
OF COUNSEL  
WILLIAM J. BURRELL  
1921-1994

FACSIMILE TRANSMITTAL SHEET

TO: Ora Reynolds at Kent Midwest FAX: 455-8701

FROM: Ken Spain

DATE: 4-5-99 (Mon.), 1999 TIME: 11:20 A.M.

NUMBER OF PAGES (INCLUDING THIS COVER SHEET): 5

MESSAGE: Re: Eagle Creek Home Owners Association

Ora:  
We did incorporate this on 12/18/98.  
Copy of the Articles of Incorporation and Certificate  
are attached for your files.

Best regards,  
[Signature]

If you do not receive all pages please call 816-421-4460.

THE INFORMATION CONTAINED IN THIS FACSIMILE MESSAGE IS PRIVILEGED AND CONFIDENTIAL INFORMATION INTENDED FOR THE USE OF THE ADDRESSEE LISTED BELOW AND NO ONE ELSE. IF YOU ARE NOT THE INTENDED RECIPIENT OR THE EMPLOYEE OR AGENT RESPONSIBLE TO DELIVER THIS MESSAGE TO THE INTENDED RECIPIENT, PLEASE DO NOT USE THIS TRANSMISSION IN ANY WAY, BUT CONTACT THE SENDER BY TELEPHONE.