


8- Thomas Foley
Box 4514
STATELINE, NV
89449

OFFICE OF
WM. D. SWACKHAMER
SECRETARY OF STATE

THE STATE OF NEVADA

DEPARTMENT OF STATE

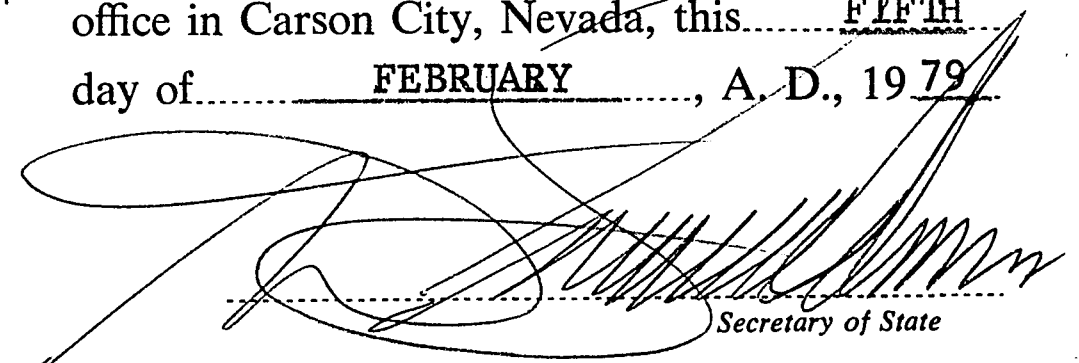
I, Wm. D. Swackhamer, the duly elected Secretary of State of the State of Nevada, do hereby certify that the annexed is a true, full and correct transcript of the original Articles of Incorporation of

LOT 7 TV 3 HOMEOWNERS ASSN.

as the same appears on file and of record in this office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Great Seal of State, at my office in Carson City, Nevada, this FIFTH day of FEBRUARY, A. D., 19 79




Secretary of State

By.....
Deputy

29734

BOOK 279 PAGE 474
533

FEB 5 1979

WM. SWACKHAMER - SECRETARY OF STATE

Wm. Swackhamer
No. 657-79

ARTICLES OF INCORPORATION

OF

Lot 7 TU 3
Homeowners Assn.

KNOW ALL MEN BY THESE PRESENTS:

That we, the undersigned persons of the age of eighteen (18) years or more, at least the majority of whom are residents of the State of Nevada and citizens of the United States, do hereby associate ourselves together for the purpose of forming a nonprofit corporation under the statutes of the State of Nevada.

ARTICLE I

NAME

The name of the corporation shall be:

Lot 7 TU 3
Homeowners Assn.

ARTICLE II

PRINCIPAL OFFICE

The post office address of the corporation's principal office is P.O. Box 4514 89429 Stateline, Nev.

ARTICLE III

DURATION

The period of the duration of this corporation is fifty (50) years from the date of incorporation.

ARTICLE IV

PURPOSES AND POWERS OF THE ASSOCIATION

This corporation does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for maintenance, preservation and architectural control of the fourplex townhouse located on that certain real property in the County of Douglas, State of Nevada, more particularly described on Exhibit "A", which is attached hereto and incorporated herein by reference, and to promote the health, safety and welfare of the residents within

1 the above-described property and any additions thereto as may
2 hereafter be brought within the jurisdiction of this association,
3 and for this purpose to:

4 (a) Exercise all of the powers and privileges and to
5 perform all of the duties and obligations of the Association as
6 set forth in that certain Declaration of Covenants, Conditions
7 and Restrictions, hereinafter called "the Declaration", applicable
8 to the property and recorded in the office of the County Recorder
9 of Douglas County, Nevada, and as the same may be amended from
10 time to time as therein provided; said Ddeclaration being incor-
11 porated herein as is set forth at length;

12 (b) Fix, levy, collect and enforce payment by any
13 lawful means of all charges or assessments pursuant to the terms
14 of the Declaration, to pay all expenses in connection therewith,
15 and all office and other expenses incident to the conduct of the
16 business of the Association, including all licenses, taxes or
17 governmental charges levied or imposed against the property of
18 the Association;

19 (c) Acquire (by gift, purchase or otherwise), own,
20 hold, improve, build upon, operate, maintain, convey, sell,
21 lease, transfer, dedicate for public use or otherwise dispose of
22 real or personal property in connection with the affairs of the
23 Association;

24 (d) Borrow money, and with the assent of two-thirds
25 (2/3) of each class of members, mortgage, pledge, deed in trust,
26 or hypothecate any or all of its real or personal property as
27 security for money borrowed or debts incurred;

28 (e) Participate in mergers and consolidations with
29 other non-profit corporations organized for the same purposes or
30 annex additional residential property, provided that any such
31 merger, consolidation or annexation shall have the assent of two-
32 thirds (2/3) of each class of members;

1 (f) Have and to exercise any and all powers, rights
2 and privileges which a corporation organized under the non-profit
3 corporation law of the State of Nevada (NRS 81.010 et seq.) by
4 law may now or hereafter have or exercise.

5 ARTICLE V

6 MEMBERSHIP

7 Every person or entity who is a record owner of a fee or
8 undivided fee interest in and to one of the units located at
9 20 Quaking Aspen, Douglas County, Nevada, including
10 contract sellers, shall be a member of the Association. The
11 foregoing is not intended to include persons or entities who hold
12 an interest merely as security for the performance of an obliga-
13 tion. Membership shall be appurtenant to, and may not be separated
14 from, ownership of any lot which is subject to assessment by the
15 Association.

16 ARTICLE VI

17 VOTING RIGHTS

18 The Association shall have two (2) classes of voting member-
19 ship, Class A and Class B. Class A members shall be all owners,
20 with the exception of the declarant (as defined in the Declaration)
21 and shall be entitled to one (1) vote for each unit owned. When
22 more than one person holds an interest in a unit, all such persons
23 shall be members. The vote for such unit shall be exercised as
24 they among themselves determine, but in no event shall more than
25 one (1) vote be cast with respect to any unit. Class B members
26 shall be the declarant and shall be entitled to three (3) votes
27 for each unit owned. The Class B membership shall cease and be
28 converted to Class A membership on the happening of either of the
29 following events, whichever occurs earlier:

30 (a) When the total votes outstanding in the Class A
31 membership equal the total votes outstanding in the Class B
32 membership, or

1 (b) January 1, 1979.

2 ARTICLE VII

3 NON-STOCK CORPORATION

4 The corporation shall be non-stock, and no dividends or
5 pecuniary profits shall be declared or paid to the members
6 thereof.

7 ARTICLE VIII

8 BOARD OF DIRECTORS

9 The affairs of this Association shall be managed by a Board
10 of 4 directors, (pursuant to NRS 81.040(6), there must
11 be at least three (3) directors), who must be members of the
12 Association. The number of directors may be changed by amendment
13 of the By-Laws of the Association. The names and addresses of
14 the persons who are to act in the capacity of directors until the
15 selection of their successors are:

16 Edward S. Smith Residing at Lot 7 TU3
17 ~~Thomas A. C. C. C.~~ Residing at Lot 7 TU3
18 Thomas J. C. C. Residing at Lot 7 TU3

19 ARTICLE IX

20 AMENDMENTS

21 Amendment of these Articles shall require the assent of two-
22 thirds (2/3) of the entire membership.

23 The By-Laws of the Association may be amended by a two-
24 thirds (2/3) majority vote of the Board of Directors.

25 This corporation reserves the right to amend, alter, change
26 or repeal any provision contained in these Articles of Incorpora-
27 tion, in the manner now or hereafter prescribed by the laws of
28 the State of Nevada, and all rights conferred upon the officers
29 and directors herein are granted subject to this reservation.

30
31 WE, THE UNDERSIGNED, being each of the original incorpora-
32 tors for the purpose of forming a non-profit corporation to do

1 business both within and without the State of Nevada, and in
2 pursuance of the non-profit corporation law of the State of
3 Nevada (NRS 81.010 et seq.) and as subsequently amended, do make
4 and file this certificate, hereby declaring and certifying that
5 the facts hereinabove stated are true, and accordingly have
6 hereunto affixed our signatures this 29th day of December
7 1978.

Edward S. [unclear]
[unclear]
[unclear]
[unclear]

15 STATE OF NEVADA)
16 County of Douglas) : ss.

17 On this 29th day of December, 1978, personally
18 appeared before me, a Notary Public in and for the County and
19 State aforesaid, [unclear], [unclear] and
20 [unclear], known to me to be the persons described in and
who executed the foregoing instrument, who acknowledged to me that
they executed the same freely and voluntarily and for the uses and
purposes therein mentioned.

21 IN WITNESS WHEREOF, I have hereunto set my hand and affixed
22 my official seal the day and year in this certificate first above
23 written.

NOTARY PUBLIC

31 REQUESTED BY
Thomas Foley
32 IN OFFICIAL RECORDS OF
DOUGLAS CO. NEVADA
8.00 pd
1979 FEB - 7 AM 10:10

MARIE A. RABEL
RECORDER
Donna [unclear] 2973A
(Dep.) BOOK 279 PAGE 479