

C#215392

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State of Utah  
Department of Commerce  
Division of Corporations and Commercial Code

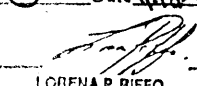
I hereby certify that the foregoing has been filed  
and approved on the 6 day of Nov 1998  
the office of this Division and hereby issue  
its Certificate thereof

ARTICLES OF INCORPORATION  
OF

RIDGECREST HOMEOWNERS ASSOCIATION, INC.  
(A Utah Non-Profit Corporation)

Examiner  Date 11/6/98



  
LORENA P. RIZZO  
DIVISION DIRECTOR

The undersigned, acting as an Incorporator of a Corporation under the Utah Non-Profit Corporation and Co-operative Association Act, Utah Code Annotated, Section 16-6-18, et seq., adopts the following Articles of Incorporation for such Corporation.

ARTICLE I  
NAME

The name of the Corporation is **RIDGECREST HOMEOWNERS ASSOCIATION, INC.**, hereafter called the "Association."

ARTICLE II  
PERIOD OF DURATION

The period of duration for the Association shall be perpetual, and it is to exist until such time as it shall be dissolved according to law.

ARTICLE III  
PURPOSES AND POWERS

The Association does not contemplate pecuniary gain or profit to the Members thereof. The Association may engage in any lawful acts, activities, and pursuits for which a corporation may be organized under the Utah Non-Profit Corporation and Co-operative Association Act. To accomplish its purposes, the Association shall have all of the powers enumerated in Section 16-6-22 of the Utah Non-Profit Corporation and Co-operative Association Act, as amended.

ARTICLE IV  
MEMBERSHIP

Every person or entity who is a record owner of a fee or undivided fee interest in any Unit located within Ridgecrest Planned Residential Development located in the City of Orem, County of Utah, State of Utah, which is subject by covenants of record to assessment by the Association, including contract sellers, shall be a Member of the Association. The foregoing is not intended to include persons or entities who hold an

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interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any Unit.

**ARTICLE V**  
**PRINCIPAL OFFICE**

The address of the Association's initial principal office shall be **475 West 1400 North, Orem, Utah, 84057**. Said principal office may be changed at any time by the Board of Trustees without amendment of the Articles of Incorporation.

**ARTICLE VI**  
**REGISTERED AGENT AND OFFICE**

The Association's initial Registered Agent shall be **WILLIAM M. FAIRBANKS** of **475 West 1400 North, Orem, Utah, 84057**. The Registered Agent hereby accepts said appointment.

  
**WILLIAM M. FAIRBANKS**

**ARTICLE VII**  
**BOARD OF TRUSTEES**

The number of Trustees constituting the initial Board of Trustees of the Association is three (3); provided, however, that the number may be changed by resolution of the Board of Trustees to any number from three (3) to seven (7) inclusive. The names and addresses of the persons who are to serve as Trustees until their successors are elected and qualified are as follows:

<u>Name</u>	<u>Address</u>
<b>WILLIAM M. FAIRBANKS</b>	<b>475 West 1400 North Orem, Utah 84057</b>
<b>DENNIS B. CARTER</b>	<b>475 West 1400 North Orem, Utah 84057</b>
<b>IRENE S. CARTER</b>	<b>475 West 1400 North Orem, Utah 84057</b>

**ARTICLE VIII**  
**INCORPORATOR**

The name and address of the Incorporator is as follows:

<b><u>Name</u></b>	<b><u>Address</u></b>
<b>WILLIAM M. FAIRBANKS</b>	<b>475 West 1400 North Orem, Utah 84057</b>

The powers of the Incorporator are to terminate upon the filing of these Articles of Incorporation, and thereafter the affairs of this Association shall be governed by the Board of Trustees set forth herein.

**ARTICLE IX**  
**REGULATION OF INTERNAL AFFAIRS**

Provisions for the regulation of the internal affairs of the Association are to be found in the Bylaws and the Declaration of Covenants, Conditions, and Restrictions for Ridgecrest Planned Unit Development.

**ARTICLE X**  
**DISSOLUTION**

The Association may be dissolved with the consent given in writing by not less than seventy-five percent (75%) of votes of the Association.

**ARTICLE XI**  
**AMENDMENTS**

Amendments of these Articles of Incorporation shall require the consent of at least seventy-five percent (75%) of the votes of the Association.

**ARTICLE XII**  
**DECLARATION**

In the event these Articles of Incorporation or the Bylaws of the Association conflict with the Declaration of Covenants, Conditions, and Restrictions for Ridgecrest Planned Unit Development, the Declaration shall be controlling as to any such conflict.

DATED: November 4, 1998.

William M. Fairbanks  
WILLIAM M. FAIRBANKS

STATE OF UTAH     )  
                              : ss.  
COUNTY OF UTAH    )

I, the undersigned, a Notary Public, hereby certify that on November 4, 1998, personally appeared before me, **WILLIAM M. FAIRBANKS**, who being by me first duly sworn, declared that he is the person who signed the foregoing document as Incorporator and that the statements therein contained are true.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 4<sup>th</sup> day of November, 1998.

Tonia L. Ivie  
NOTARY PUBLIC

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