

DEAN HELLER
Secretary of State

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Secretary of State

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for Southern Nevada

STATE OF NEVADA



OFFICE OF THE
SECRETARY OF STATE

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Deputy Secretary
for Elections

Certified Copy

July 10, 2006

Job Number: C20060710-1022
Reference Number:
Expedite:
Through Date:

The undersigned filing officer hereby certifies that the attached copies are true and exact copies of all requested statements and related subsequent documentation filed with the Secretary of State's Office, Commercial Recordings Division listed on the attached report.

Document Number(s)	Description	Number of Pages
20060436241-88	Articles of Incorporation	7 Pages/1 Copies

Respectfully,

DEAN HELLER
Secretary of State

By
Certification Clerk



Commercial Recording Division
202 N. Carson Street
Carson City, Nevada 89701-4069
Telephone (775) 684-5708
Fax (775) 684-7138

ARTICLES OF INCORPORATION
OF
MOUNTAIN MEADOWS
HOMEOWNERS' ASSOCIATION

The undersigned does hereby establish a nonprofit corporation, pursuant to Chapter 82 of the Nevada Revised Statutes, and certifies as follows:

ARTICLE ONE
NAME

The name of the corporation shall be: **Mountain Meadows Homeowners' Association** (the "Association").

ARTICLE TWO
DEFINITIONS

1. "Declaration" means the Declaration of Covenants, Conditions, and Restrictions for Mountain Meadows Condominiums, recorded on June 29, 2006, as Document No. 3407421, Official Records, County of Washoe, Nevada, as amended from time to time.

2. Other capitalized terms used and not defined herein shall have the same meanings as set forth in the Declaration for such terms.

ARTICLE THREE
NONPROFIT CORPORATION

The Association is a nonprofit corporation.

ARTICLE FOUR
PURPOSES

The purpose for which the Association is formed is to provide for the care and maintenance of Association Property and for these purposes to:

1. Exercise all of the powers and privileges and to perform all duties and obligations of the Association arising from the Declaration, and any other covenants, conditions and restrictions applicable to the Property, and any amendments thereto;

1.

Jones Vargas
Attorneys at Law
100 W. Liberty St., 12th Floor
Reno, Nevada 89501
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2. Subject to such limitations as are set forth in these Articles, the Bylaws and the Declaration, to have and exercise all rights, powers and privileges which a non-profit corporation organized under Chapter 82 of the Nevada Revised Statutes may now or hereafter have or exercise and all powers provided for in Section 116.3102 of the Nevada Revised Statutes.

ARTICLE FIVE
PRINCIPAL PLACE OF BUSINESS
AND REGISTERED AGENT

The principal place where the business of the Association shall be transacted and carried on, will be at 1281 Terminal Way, Suite 201, Reno, Nevada 89502. The initial resident agent of the Association is Jones, Jones, Close & Brown, Chartered, and the address of the registered agent where service of process may be served and the address of the registered office of the Association shall be at 100 W. Liberty St., 12th Floor, Reno, Nevada 89501.

ARTICLE SIX
TERM

The term for which the Association shall exist shall be perpetual.

ARTICLE SEVEN
MEMBERSHIP

The Association is not authorized to have and shall not issue any capital stock. The Members of the Association shall be the Owners of the Units. The Owner(s) of each Unit shall have one (1) membership in the Association. The number of memberships in the Association shall be equal to the number of Units within the Property.

ARTICLE EIGHT
BOARD OF DIRECTORS

The Association shall have not less than three (3) nor more than five (5) directors, all of whom must be at least eighteen (18) years of age. Except as otherwise provided in Article Nine hereof, the exact number of directors may be set by the Members of the Association at any annual or special meeting. Except for the members of the Board appointed by Declarant in accordance with these Articles, the Declaration and the Bylaws and the first Board named in these Articles of Incorporation, all members of the Board shall be Members of the Association. The following described persons may serve on the Board as representatives of Members which are not natural persons: one officer or director of a corporation which is a Member, one general partner of a partnership which is a Member, one trustee or beneficiary of a trust which is a Member, one manager or member of a limited liability company which is a Member, and one personal representative of an

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estate which is a Member. In all events where the person serving or offering to serve as an officer of the Association or member of the Board is not the record Owner, such person shall file proof in the records of the Association that:

- (a) He is associated with the corporate, trust, partnership, limited liability company, or estate Owner as required by this Article; and
- (b) Identifies the Unit or Units owned by the corporate, trust, partnership, limited liability company, or estate Owner.

ARTICLE NINE
FIRST BOARD OF DIRECTORS

The first Board of the Association shall consist of three (3) directors, named herein, who shall serve until the first annual meeting of the Members of the Association is called for the purpose of electing their successors. The first annual meeting of the Members of the Association shall be held not later than the earlier of (a) forty-five (45) days after the closing of the sale of the Unit which represents the fifty-first percentile interest in the total number of Units in the Project, or (b) one (1) year after the date of the filing of these Articles of Incorporation with the Secretary of State of the State of Nevada. Such meeting shall be called, noticed and conducted in accordance with the Declaration, these Articles and the Bylaws of the Association. Notwithstanding any other provision of these Articles of Incorporation to the contrary, the Declarant shall have the right to appoint and remove the Board in the manner and to the extent provided for in Section 10.2 hereof. The names and addresses of those selected to act as directors of the Association until the first annual meeting of the Members of the Association or until their successors shall have been elected and have accepted office are:

John F. Royce
1281 Terminal Way, Suite 201
Reno, Nevada 89502

Alex J. Umana
4980 Turning Leaf
Reno, Nevada 89509

Alan Teich
1281 Terminal Way, Suite 201
Reno, Nevada 89502

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Jones Vargas
Attorneys at Law
100 W. Liberty St., 12th Floor
Reno, Nevada 89501
(775)786-3000

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ARTICLE TEN
PROPERTY RIGHTS AND INTERESTS AND VOTING RIGHTS

10.1. Property Rights of Members. The property rights and interests of the Members of the Association shall be equal.

10.2. Voting.

(a) General. Except as otherwise provided in subsections (b) and (c) of this Section 10.2, each Member shall be entitled to one vote for each Unit owned by such Member; provided, however, that no vote allocated to a Unit owned by the Association may be cast.

(b) Appointment and Removal of Members of Board and Officers of Association. Subject to the provisions of subsection (c) of this Section 10.2, Declarant has reserved the right and shall have the right to appoint and remove all of the members of the Board and all of the officers of the Association until the earlier of the following events:

(i) Sixty (60) days after conveyance of seventy-five percent (75%) of the Units to Owners other than a Declarant (herein "Purchasers"); or

(ii) Five (5) years after Declarant has ceased to offer for sale in the ordinary course of business any Units within the Subject Property; or

(iii) In the event and at such time as Declarant waives by written instrument the rights reserved by Declarant under this subparagraph (b), and such written waiver is recorded in the official records of the County Recorder of the County of Washoe, Nevada. Declarant shall have the right to designate a person or persons who are entitled to exercise the rights reserved to Declarant under this subparagraph (b). The date on which the rights reserved by Declarant under this subparagraph (b) terminate is herein called "the Declarant's Control Termination Date." From and after the Declarant's Control Termination Date, the Board of Directors and the officers of the Association shall be elected and appointed as provided in these Articles and Bylaws.

(c) Composition of Board of Directors. Notwithstanding anything to the contrary set forth herein, not later than sixty (60) days after conveyance of twenty-five percent (25%) of the Units which may be created within the Property to Owners other than Declarant, at least one member and not less than twenty-five percent (25%) of the members of the Board shall be elected by Owners other than the Declarant. Not later than sixty (60) days after conveyance of fifty percent (50%) of the Units which may be created within the Subject

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Property and within any property which may become Annexed Property to Owners other than Declarant, not less than thirty-three and one-third percent (33-1/3%) of the members of the Board shall be elected by Owners other than the Declarant. The Owners shall elect a Board of at least three (3) Members, at least a majority of whom must be Owners, which election shall occur not later than sixty (60) days following the Declarant's Control Termination Date.

ARTICLE ELEVEN
RIGHTS AND OBLIGATIONS OF MEMBERS

Other property rights, voting rights, to include the manner in which votes shall be cast, and other rights and privileges of the Members and their liability for dues and assessments and the method of collection thereof shall be set forth in the Bylaws and the Declaration.

ARTICLE TWELVE
AMENDMENT OF ARTICLES OF INCORPORATION

These Articles of Incorporation may be amended only by the vote or written consent of members entitled to exercise at least two-thirds (2/3rds) of the voting power of the Association.

ARTICLE THIRTEEN
NAMES AND ADDRESSES OF INCORPORATOR

The name and address of the incorporator of the Association whose signature appears below is as follows:

William C. Davis, Jr.
Jones Vargas
100 W. Liberty St., 12th Floor
Reno, Nevada 89501

ARTICLE FOURTEEN
SPECIAL RIGHTS OF VA.

So long as Declarant retains Special Declarant's Rights pursuant to NRS 116.3103(4), and if the Project is qualified with the VA, then the following shall require the prior approval of VA: (i) annexation of additional real property to the Community; (ii) de-Annexation, (iii) mergers and consolidations, and (iv) all special assessments and amendments to the Declaration. A draft of any amendment to the Declaration should be submitted to the VA for its approval prior to its approval by the Association.

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ARTICLE FIFTEEN
SAVINGS CLAUSE

To the extent of the non-allowable inconsistency between any term or provision of this Declaration and the requirements or prohibitions of (i) applicable federal, state or local laws, ordinances, rules, regulations or directives or (ii) rules, regulations directives, announcements, statutes or laws governing or promulgated by the Federal National Mortgage Association, HUD or any other agency or entity with which the Community is qualified for the purpose of providing financing or the insurance or enhancement of such financing to buyers of Units ((i) and (ii) collectively, "Applicable Law and Regulation") at any given time, the Applicable Law and Regulation shall control over such inconsistent term or provision; and such term or provision, and this Declaration, shall be deemed amended automatically to the extent, but only to the extent, necessary to comply fully with such Applicable Law and Regulation; and in each such instance the Board shall prepare, execute and record an actual amendment to this Declaration in a manner reasonably appropriate to reflect and evidence such amendment, notice of which shall be sent to all Owners within the time and in the manner required by the Act for amendments to declarations; provided, however, that the Board shall be responsible for the foregoing only upon being actually informed in writing of the subject inconsistency between this Declaration and Applicable Law and Regulation. In the event and to the extent of any inconsistency between Applicable Law and regulation under (i) and (ii) above, the Applicable Law and Regulation under (i) shall prevail.

IN WITNESS WHEREOF, I have hereunto set my hand this 16th day of July, 2006.



WILLIAM C. DAVIS, JR.

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DEAN HELLER
Secretary of State
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In the office of:

Dean Heller

Nonprofit Articles of Incorporation
(PURSUANT TO NRS 82)

Important: Read attached instructions before completing form.

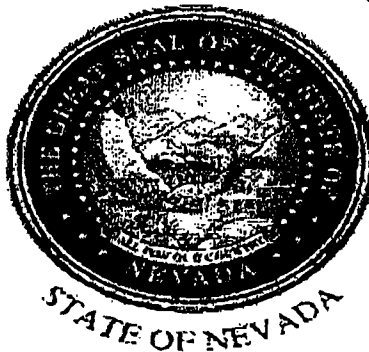
ABOVE SPACE Dean Heller
Secretary of State

1. Name of Corporation:	Mountain Meadows Homeowners' Association
2. Resident Agent Name and Street Address: <small>must be a Nevada address where notices may be served.</small>	Jones, Jones, Close & Brown, Chartered Name 100 W. Liberty St., 12th Floor Physical/Street Address Reno City NEVADA 89501 State Zip Code Additional Mailing Address City State Zip Code
3. Names, Addresses, Number of Board of Directors/Trustees:	The First Board of Directors/Trustees shall consist of 3 members whose names and addresses are as follows: 1. John F. Royce Name 1281 Terminal Way, Suite 201 Street Address Reno City Nevada 89502 State Zip Code 2. Alex J. Umans Name 1281 Terminal Way, Suite 201 Street Address Reno City Nevada 89502 State Zip Code 3. Alan Teich Name 1281 Terminal Way, Suite 201 Street Address Reno City Nevada 89502 State Zip Code 4. Name Street Address City State Zip Code
4. Purpose:	The purpose of this Corporation shall be: To provide for the care and maintenance of Association Property (see attached).
5. Names, Addresses and Signatures of Incorporators: <small>attach additional pages if there is more than 1 incorporator.</small>	William C. Davis, Jr. Name Signature 100 W. Liberty St., 12th Floor Street Address Reno City Nevada 89501 State Zip Code
6. Certificate of Acceptance of Appointment of Resident Agent:	I hereby accept appointment as Resident Agent for the above named corporation. Authorized Signature of R.A. or On Behalf of R.A. Company Date 7/10/06

This form must be accompanied by appropriate fees. See attached fee schedule.

Nevada Secretary of State Form NRS 82 ARTICLES 2003
Revised on 11/03/03

SECRETARY OF STATE



CORPORATE CHARTER

I, DEAN HELLER, the duly elected and qualified Nevada Secretary of State, do hereby certify that MOUNTAIN MEADOWS HOMEOWNERS' ASSOCIATION, did on July 10, 2006, file in this office the original Articles of Incorporation; that said Articles of Incorporation are now on file and of record in the office of the Secretary of State of the State of Nevada, and further, that said Articles contain all the provisions required by the law of said State of Nevada.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Great Seal of State, at my office on July 10, 2006.



Dean Heller

DEAN HELLER
Secretary of State

By

Patricia Samson

Certification Clerk

Entire #
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Document Number:
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Date Filed:
7/10/2006 10:57:33 AM
In the office of:

Lin Heller

Dean Heller
Secretary of State

State of Nevada
Department of Business and Industry
Real Estate Division

HOMEOwner ASSOCIATION REGISTRATION CERTIFICATION

This shall serve as verification of registration of Mountain Meadows Homeowners' Association with the Office of the Ombudsman for Common-Interest Communities, as mandated by Nevada Revised Statutes (NRS) chapters 78, 81, 82, 86, 87, 88 and 88A.

This registration certification expires July 6, 2007.

Certified this 6th day of July 2006.

David L. ...
Administrator, Real Estate Division