

FILED

APR 05 2001

Utah Div. Of Corp. & Comm. Code ARTICLES OF INCORPORATION

OF

UTAH MINI RANCHES HOMEOWNERS ASSOCIATION, INC.

THE UNDERSIGNED, Incorporator, being a natural person over the age of eighteen (18) years, acting as incorporator of a corporation under the Utah Non-Profit Corporation Act, adopt the following Articles of Incorporation for such corporation:

ARTICLE I - NAME

The name of this corporation is UTAH MINI RANCHES HOMEOWNERS ASSOCIATION, INC. (hereinafter sometimes referred to as the "Association").

ARTICLE II - DURATION

The period of its duration is perpetual.

ARTICLE III - PURPOSES AND POWERS

The Association is organized to manage, maintain and protect real property known as UTAH MINI RANCHES (the "Subdivision") located in Duchesne County, Utah, and to enforce the Declaration of Covenants, Conditions and Restriction (the "Declaration") for the lots within the Subdivision and to further engage in such other activities as may be to the mutual benefit of the owners of property in the UTAH MINI RANCHES Subdivision. The Association shall have all powers conferred upon it under the Utah Non-Profit Corporation Act as set forth in Utah Code Annotated 16-6a-302, including, but not limited to :

- a. To take and hold any property;
- b. To establish, administer, and enforce covenants, conditions and restrictions, easements, licenses, liens or other

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charges for the support and benefit of the Association and its members;

c. To construct, install, maintain and repair utilities and other facilities in the Utah Mini Ranches Subdivision for the welfare of the Association and its members;

d. To manage, regulate and control common areas located in the Utah Mini Ranches Subdivision for common use and enjoyment;

e. To do any other act necessary or proper for the accomplishment of any of the purposes enumerated herein.

ARTICLE IV - MEMBERSHIP

Members of the Association shall be limited to persons who are owners of a lot or lots within the Utah Mini Ranches Subdivision. Members shall be entitled one (1) vote for each lot owned by the person or persons collectively owning a lot. The membership rights (including voting rights) of any member may be suspended by action of the Board of Directors (Board of Trustees) if the member has failed to pay, when due, any assessments lawfully imposed upon him or upon any property owned by him, or if the member, his family, his tenant or guest shall have violated any rule or regulation of the Board regarding conduct or the use of any property.

ARTICLE V - AMENDMENT

These Articles of Incorporation may be amended by the affirmative vote of two-thirds (2/3) of the members entitled to vote.

ARTICLE VI - INITIAL OFFICE AN AGENT

The address of this Association's initial registered office is: 289 W. Main St., P.O. Box 358, Duchesne, Utah 84021-0983. Frank J. Steed is the initial registered agent at that address of the Corporation as set forth above.

ARTICLE VII - INCORPORATOR

The name and address of the incorporator is:

Frank J. Steed
289 West Main Street
P.O. Box 358
Duchesne, Utah 84021-0983

ARTICLE VIIIBY-LAWS

Provisions for the regulation of the internal affairs of the Association shall be set forth in the By-Laws and the Declaration of Covenants, Conditions and Restrictions.

ARTICLE IXLIMITATIONS OF DIRECTORS' LIABILITY

The Trustees of this Association shall have no personal liability to the Association or its members for money damages for breach of fiduciary duty.

ARTICLE XDISSOLUTION

In the event of dissolution of the corporation, the distribution of assets shall be consistent with §16-6a-202(h) and shall be applied as follows:

1. Payment to creditors.
2. Payment to members according to their interests.

INCORPORATOR:



FRANK J. STEED

CONSENT OF REGISTERED AGENT:


 FRANK J. STEED

STATE OF UTAH)
) : ss.
 COUNTY OF DUCHESNE)

I, the undersigned Notary Public, hereby certify that on the 2nd day of April, 2001; personally appeared before me FRANK J. STEED, who, being by me first duly sworn, declared that he is the person who signed the foregoing document as an incorporator and that the statements therein contained are true.


 Notary Public

