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UTAH STATE TAX COMMISSION

**ARTICLES OF INCORPORATION  
OF  
HOMEOWNERS ASSOCIATION OF BRIDGEWOODMANOR  
CONDOMINIUMS**

We the undersigned natural persons all being of the age of twenty one years or more, acting as incorporators under the Utah Non-Profit Corporation and Cooperative Association Act, adopt the following Articles of Incorporation for such Corporation:

**ARTICLE I**

**NAME**

The name of the corporation is Homeowners Association of      Bridgewood Manor  
Condominiums

**ARTICLE II**

**DURATION**

The period of duration of this corporation is perpetual.

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 7 day of MAY 2005  
In this office of this Division and hereby issued  
this Certificate thereof.  
Examiner: KA Date 5/3/05  
  
Kathy Berg  
Kathy Berg  
Division Director

**ARTICLE III**

**PURPOSES**

To act and operate exclusively as a nonprofit corporation pursuant to the laws of the State of Utah. No part of the income of the Association will be distributable to its members, trustees, or officers, no part of its earnings may inure to the benefit of any private shareholder or individual and all income collected shall be used solely to meet its losses and operating costs.

The specific purposes for which it is formed are:

(A) to provide for maintenance, preservation and architectural control of the building units and common area (hereafter "the Properties") within Bridgewood Manor, a residential condominium development, located in the Davis County, Utah as the same may be constituted from time to time;

(B) to promote the health, safety and welfare of the people within the above described

Homeowners Association of Bridgewood Manor Condominiums

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Date: 03/10/2005 •  
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Amount Paid: \$22.00

development;

(C) to engage in any and all activities and pursuits as may be reasonable related to the foregoing and following purposes;

(D) 'to engage in any and all other lawful purposes, activities and pursuits, which are substantially similar to the foregoing and which are or may hereafter be authorized by Section 501(c)(3) of the Internal Revenue Code and are consistent with those powers described in the Utah Nonprofit Corporation and Cooperation Association Act, as amended and supplemented.

For this purpose, the Association shall have the power to:

(A) exercise all the powers and privileges and to perform all of the duties and obligations of the Association and enforce any and all covenants, restrictions and agreements applicable to the development as set forth in the Bylaws, hereinafter called the "Declaration," applicable to the Properties and recorded or to be recorded in the Office of the Davis County Recorder, as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as set forth at length;

(B) fix, levy, collect and enforce payment of all charges, or assessments pursuant to the terms of the Declaration;

(C) to pay all expenses incident to the conduct of the business of the Association, including but not limited to all license, taxes or governmental charges levied or imposed against the property of the Association;

(D) acquire (by gift, purchase, or otherwise), own, hold, improve, build upon, operate, and maintain, real or personal property in connection with the affairs or of the Association;

(E) abandon, partition, subdivide, encumber, sell or transfer the common property owned, directly or indirectly by the Association but only as provided in the Declaration;

(F) purchase insurance upon the Properties and Insurance for the protection of the Association and its members;

(G) reconstruction improvements after casualty loss and carry out the further improvement of the Properties;

(H) make and amend reasonable regulations respecting the use of the Properties;

(I) enforce by legal means the provisions of the Declaration, these Articles, the Bylaws of the Association and the Regulations for the use of the Properties;

(J) employ personnel to perform the services required for proper operation of the

properties;

(K) make and perform any contracts and to do any acts and things, and exercise any powers suitable, convenient, proper or incidental for the accomplishment of any objects enumerated herein;

(L) have and exercise any an all powers, rights, and privileges which a corporation organized under the non-Profit Corporation Law of the State of Utah by law may now or hereafter have or exercise.

(M) to receive fees, to make contracts, to spend corporate funds for corporate purposes, and to engage in any activity "in furtherance of, incidental to, or connected with any of the other purposes."

(i) No part of the net earning of the corporation shall inure to the benefit of, or be distributable to, its members, trustees, officers, or other persons, except that the corporation shall be authorized and empower to pay reasonable compensation for services rendered to the corporation and to make payments and distributions furtherance of the purposes set forth herein;

(ii) no substantial part of the activities of the corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and the corporation shall not participate in, or intervene in (including the publishing or distribution of statements) any political campaign on behalf of any candidate for public office except as authorized under the Internal Revenue Code of 1954, as amended;

(iii) the corporation shall not carry on any other activities not permitted to be carried on(a) by a corporation exempt from Federal income tax under 501(c)(3) of the Internal Revenue Code of 1954, as amended (or the con-responding provision of any future United States Internal Revenue law).

#### **ARTICLE IV**

#### **MEMBER STOCK**

The corporation shall not have any class of members or stock.

#### **ARTICLE V**

#### **UNCCAA AND BYLAWS**

The affairs of the corporation shall be conducted in accordance with the Utah Non Profit Corporation and Co-Operative Association Act, the Articles of Incorporation and Bylaws.

## **ARTICLE VI**

### **TRUSTEES**

The number of trustees of this Corporation shall be three (3), or more than three, as fixed from time to time by the Bylaws of the Corporation. The number of trustees constituting the present Board of Trustees of the Corporation is three, and the names and addresses of the persons who are to serve as trustees until their successors are elected and shall qualify are:

Theresa Gaskin  
111 E Center, Unit 10B  
Clearfield, Utah 84015

Michael Davis  
111 E Center, Unit 6C  
Clearfield, Utah 84015

Mary Fasig  
111 E Center, Unit 2D  
Clearfield, Utah 84015

## **ARTICLE VII**

### **INCORPORATOR**

The names and addresses of the incorporator is:

Theresa Gaskin  
111 E Center, Unit 10B  
Clearfield, Utah 84015

## **ARTICLE VIII**

### **REGISTERED OFFICE AND AGENT**

The address of the corporations initial registered office shall be:

111 E. Center St. #10B Clearfield, UT 84015

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Such office may be changed at any time by the Board of Trustees without amendment of these Articles of incorporation,

- The corporations initial registered agent at such address shall be:

Theresa Gaskin

**I hereby acknowledge and accept appointment as corporate registered agent:**



Theresa Gaskin

## ARTICLE IX

### PRINCIPAL PLACE OF BUSINESS

The principal place of business of this Corporation shall be 111 E Center; Clearfield, Utah 84015. The business of this Corporation may be conducted in all counties of the State of Utah and in all of the United States, and in all territories thereof and in all foreign countries as the Board of Trustees shall determine.

## ARTICLE X

### DISTRIBUTIONS

No part of the net earnings of the corporation shall inure to the benefit of, or be distributable to its trustees, officers, or other private persons, except that the corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in Article III hereof. No substantial part of the activities of the corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and the corporation shall not participate in, or intervene in (including the publishing or distribution of statements) any political campaign on behalf of or in opposition to any candidate for public office. Notwithstanding any other provision of these Articles of Incorporation, the corporation shall not carry on any activities not permitted to be carried on (a) by a corporation exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code, as amended or supplemented, or (b) by a corporation the contributions to which are deductible under Section 170(c)(2) of the Internal Revenue Code, as amended or supplemented.

ARTICLE XI  
DISSOLUTION

The Association may be dissolved with the assent given in writings and signed by not less than seventy-five percent (75%) of the members. Upon dissolution of the Association, other than incident to a merger or consolidation the assets of the Association shall be dedicated to a successor corporation or an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event the such dedication is refused **acceptance**, such asset shall be granted, conveyed, and assigned to any non-profit corporation, association, trust, or other organization to be devoted to such similar purposes.

In Witness Whereof, for the purpose of forming this corporation under the laws of the State of Utah, the undersigned being the incorporator of this Association, has executed Articles of Incorporation this 4<sup>th</sup> day of March 2005.

That the undersigned herein; has read the above and foregoing Articles of Incorporation: knows the contents thereof and to the best of his knowledge and belief; excepting as to matters herein alleged upon information and belief and as to these matters he believes to be true.

  
\_\_\_\_\_  
Theresa Gaskin