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ARTICLES OF INCORPORATION

SEP 03 2015

Utah Div. of Corp. & Comm. Code

OF

OAK HILLS PATIO HOMES (PARCEL B)
HOMEOWNERS ASSOCIATION

A Nonprofit Corporation

THE UNDERSIGNED, a natural person, the age of eighteen (18) years or more, acting as an incorporator of a nonprofit corporation under the Utah Revised Nonprofit Corporation Act, adopts the following Articles of Incorporation for such nonprofit corporation:

ARTICLE I

NAME

The name of the nonprofit corporation is OAK HILLS PATIO HOMES (PARCEL B) HOMEOWNERS ASSOCIATION (the "Association").

ARTICLE II

DURATION

The period of duration of the Association is perpetual.

ARTICLE III

PURPOSES/POWERS

Section 3.1 General Purpose. The Association is organized exclusively under the laws of the State of Utah as a nonprofit association of lot owners for the purpose of the administration and operation of common areas in the Oak Hills Patio Homes P.R.U.D. subdivision, located in Layton City, Davis County, Utah, according to the official Subdivision plat recorded at the Davis County Recorder's office (the "Subdivision"), and to enforce the covenants, conditions, and restrictions on the lots within the Subdivision as set forth in the declaration of covenants, conditions and restrictions for the Subdivision, as amended (the "Declaration"), and to provide the



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other services, and perform all of the other functions set forth in the Declaration and as may become desirable or necessary for the benefit of the Members

Section 3.2 Powers Subject to the purposes set forth in Section 3.1 above and all other limitations set forth herein, the Association will have all of the powers, rights, and privileges available to non-profit corporations under the laws of the State of Utah

ARTICLE IV

MEMBERSHIP

Section 4.1 Members The Association will have voting Members. The Members of the Association will be the owners of lots in the Subdivision. Membership is deemed an appurtenance to the lot, and will pass automatically to the owner of that lot upon conveyance of title. The Association will not have stock or issue shares.

Section 4.2 Member Voting Rights The voting rights of the Members are set forth in the Bylaws of the Association.

ARTICLE V

NO DISTRIBUTIONS

The Association is not organized for profit, and no part of the net earnings of the Association will inure to the benefit of, or be distributable to its Members, Directors, Officers or other private persons, except that, as fully set forth in the Bylaws of the Association, the Association will 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 II hereof.

ARTICLE VI

MEMBER ASSESSMENTS

Assessments of the Members, as called for in the Declaration, will be levied by the Association as set forth in the Bylaws and the Declaration of the Association.

ARTICLE VII

BOARD OF DIRECTORS

7.1 Board of Directors The Association will be governed by, and management of the Association will be vested in, a Board of Directors (also sometimes known as the Management Committee) The Board of Directors will have authority to manage and control the property and affairs of the Association

7.2 Initial Directors The names and addresses of the persons who are to serve as the initial Directors of the Association, until their successors are duly elected and qualified, are as follows

<u>Name</u>	<u>Address</u>
Jerry Preston	40 North 100 East, Farmington, Utah 84025
Trent Preston	40 North 100 East, Farmington, Utah 84025
Gordon Boothe	2614 East 1600 North, Layton, Utah 84040

7.3 Succession The Board of Directors will be continued, changed, modified, and appointed in accordance with the Bylaws of the Association

ARTICLE VIII

PRINCIPAL PLACE OF BUSINESS AND INITIAL OFFICE

The principal place of business of the Association and its initial office is

40 North 100 East
Farmington, Utah 84025

The Association may establish such other offices and locations as it deems appropriate for the operation of its business

ARTICLE IX

INITIAL REGISTERED AGENT AND OFFICE

The name and address of the initial registered agent of the Association is

Paul W Hess
102 South 200 East Ste 800
Salt Lake City, Utah 84111

ARTICLE X

INCORPORATOR

The name and street address of the incorporator is

Paul W Hess
STRONG & HANNI
102 South 200 East Ste 800
Salt Lake City, Utah 84111

ARTICLE XI

LIMITATION OF PERSONAL LIABILITY OF DIRECTORS AND OFFICERS

The Directors and Officers of the Association will have no personal liability whatsoever to the Association or its Members for monetary damages for any action taken or any failure to take any action, as a Director or Officer, except for liability for

- (a) Acts or omissions which involve intentional misconduct, fraud or knowing violation of the law,
- (b) The amount of a financial benefit received by a Director to which he or she is not entitled,
- (c) The payment of distributions in violation of UTAH CODE ANN § 16-6a-824, and successor statutes, or
- (d) An intentional violation of criminal law

ARTICLE XII

BYLAWS AND RULES AND REGULATIONS

The Board of Directors may adopt, amend, repeal, and enforce Bylaws of the Association and reasonable rules and regulations governing the operation of the Association, to the extent that the same are not inconsistent with these Articles of Incorporation or the Declaration. The Bylaws

of the Association may establish procedures and methods whereby these Articles, any Bylaws of the Association, or rules and regulations for the Association may be amended or modified

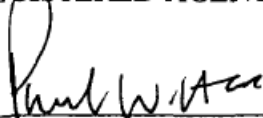
ARTICLE XII

AMENDMENT TO ARTICLES OF INCORPORATION

The Board of Directors will have full power and authority to amend, repeal or modify these Articles of Incorporation at any time and from time to time

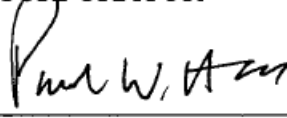
WHEREFORE, the Incorporator and Registered Agent have executed these Articles this 2nd day of September, 2015

REGISTERED AGENT



Paul W Hess

INCORPORATOR



Paul W Hess