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Utah Div. of Corp. & Comm. Code

ARTICLES OF INCORPORATION OF
THE COTTAGES AT HARVEST FIELDS ESTATES
HOMEOWNERS ASSOCIATION, INC.

We, the undersigned natural persons over the age of twenty-one years, acting as incorporators of a non-profit corporation pursuant to the Utah Revised Nonprofit Corporation and the Community Association Acts hereby adopt the following Articles of Incorporation for said corporation:

ARTICLE I - NAME & PRINCIPAL PLACE OF BUSINESS

- 1.1 The name of the nonprofit corporation is The Cottages at Harvest Fields Estates Homeowners Association, Inc. (hereinafter "the Association")
- 1.2 The principal place of business for the Association is located at 520 North Kays Drive, Kaysville, Utah 84037.

ARTICLE II - DURATION

- 2.1 The duration of the Association shall be perpetual unless earlier dissolved pursuant to law.

ARTICLE III - POWERS AND PURPOSES

- 3.1 Purpose. The Association is organized and shall be operated as a nonprofit corporation for the purpose of enforcing the terms and conditions of the Articles, the Bylaws, and Declaration of Covenants, Conditions and Restrictions (the "Declaration"), and otherwise administering any Common Areas and generally providing for and promoting the recreation, health, safety, and welfare of the members of the Association.
- 3.2 Powers. The Association shall have all of the powers conferred upon it by the Articles, Bylaws and Declaration, as amended from time to time, and all powers allowed by law necessary or convenient for accomplishment of any of its purposes, including all powers conferred by the Utah Revised Nonprofit Corporation and Utah Community Association Acts.
- 3.3 Limitations. The Association is not organized for pecuniary profit. Notwithstanding the breadth of the foregoing portion of this Article III, no dividend shall be paid to, no part of the Association's funds shall be distributed to, and no part of the net income of the Association shall inure to the benefit of any of its Members, Directors, or Officers or any other person, except to reimburse costs.

State of Utah
Department of Commerce
Division of Corporations and Commercial Code
I hereby certify that the foregoing has been filed
and approved on this 13 day of Oct, 2021
In this office of this Division and hereby issued
This Certificate thereof.

Examiner

Date 10/15/2021

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L. Veillette
Leigh Veillette
Division Director

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ARTICLE IV - DEFINITIONS

- 4.1 Definitions. All terms used but not defined herein shall have the meanings given them under that certain Declaration of Covenants, Conditions & Restrictions for The Cottages at Harvest Fields Estates Homeowners Association recorded in the Official Records of the Davis County Recorder's Office (hereinafter referred to as the "Declaration"), applicable to the Property, and as the same may be amended from time to time as therein provided. The term "Member" shall mean and refer to those persons entitled to Membership, as provided in the Declaration and these Articles of Incorporation.

ARTICLE V - MEMBERSHIP SHARES AND VOTING RIGHTS

- 5.1 Membership/Shares. Every Owner shall be a Member of the Association. Declarant shall be deemed a Member of the Association, as set forth in the Declaration. Membership in the Association shall be mandatory, shall be appurtenant to the Lot in which the Owner has the necessary interest, and shall not be separated from the Lot to which it appertains. the Association shall not issues shares of stock. Neither the issuance nor the holding of shares of stock shall be necessary to evidence membership in the Association.
- 5.2 Voting Rights. The Members of the Association shall have voting rights, as set forth in the Bylaws and/or Declaration.
- 5.3 Multiple Ownership Interests. In any situation where a Member is entitled personally to exercise the vote for his Lot and more than one (1) person holds the interest in such Lot required for membership, the vote for such Lot shall be exercised as those persons determine amount themselves and advise the Board of the Association, in writing, prior to any meeting. In the absence of such advice, the Lot vote shall be suspended if more than one (1) person seeks to exercise it.
- 5.4 Membership List. The Association shall maintain up-to-date records showing the name of each person who is a Member, including their Lot mailing address, electronic/email address, and telephone number (if provided). In the event of any transfer of fee or undivided interest in a Lot, either the transferor or transferee shall furnish the Association with evidence establishing that the transfer has occurred, that the Deed or other instrument accomplishing the transfer is of record in the office of the County Recorder of Davis County, Utah and the necessary information to update the Association membership records. the Association may for all purposes act and rely on the information concerning Members and Lot ownership, which is thus acquired by it or, at its option, the Association may act and rely on current ownership information respecting any Lot which is obtained from the office of the County Recorder of Davis County, Utah. The address of a Member shall be deemed to be the address of the residence situation on such Member's Lot, unless the Association is otherwise advised in writing.

ARTICLE VI - ASSESSMENTS

- 6.1 Members of the Association shall be subject to assessments and other authorized fees by the Association from time to time in accordance with the provisions of the Declaration, as amended, and shall be liable to the Association for payment of such assessments and fees. Members shall not be individually or personally liable for the debts or obligations of the Association.

ARTICLE VII - INITIAL REGISTERED OFFICE AND REGISTERED AGENT

- 7.1 The address of the initial registered agent of the Association is:

Craig Jacobsen
520 North Kays Drive
Kaysville, Utah 84037

By signing below, the undersigned, whose address is set forth hereinabove accepts appointment as the registered agent.



Craig Jacobsen
Registered Agent

ARTICLE VIII - APPOINTMENT OF BOARD OF DIRECTORS

- 8.1 Until Class B membership ceases and is automatically converted to a Class A Membership pursuant to the terms of the Declaration, Declarant, or Declarant's assigns or successors in interest shall have the right and option to appoint, remove and replace all of the members of the Board of the Directors.

ARTICLE IX - INITIAL BOARD OF DIRECTORS

- 9.1 Initial Board. The persons who are to serve as the initial Board selected by the Declarant are as follows:

<u>Name</u>	<u>Address</u>
1. Brad Frost	520 North Kays Drive Kaysville, Utah 84037
2. Craig Jacobsen	520 North Kays Drive Kaysville, Utah 84037
3. Cara Kaparian	520 North Kays Drive Kaysville, Utah 84037

ARTICLE XII - MISCELLANEOUS

- 10.1 Number, Composition and Function. The Board may appoint a three-member Architectural Control committee ("ACC"), as specified in the Declaration, the function of which shall be to enforce and administer the provisions of the Declaration relating to the control of improvements and landscaping within the Property. The ACC need not be composed of Members. Members of the ACC shall hold office at the pleasure of the Board. If an ACC is not appointed, the Board itself shall perform the duties required of the ACC.

ARTICLE XI - INCORPORATOR(S)

- 11.1 The names and addresses of the incorporators of the Association are as follows:

<u>Name</u>	<u>Address</u>
Brad Frost	520 North Kays Drive Kaysville, Utah 84037
Craig Jacobsen	520 North Kays Drive Kaysville, Utah 84037
Cara Kaparian	520 North Kays Drive Kaysville, Utah 84037

ARTICLE XII - MISCELLANEOUS

- 12.1 Transfer of Common Areas. The Board may, in connection with dissolution of the Association or otherwise, dedicate or transfer any part of the common Area to any public agency or authority for such purpose and subject to such conditions as may be agreed to by the Board. Any such dedication or transfer must, however, be consented to by sixty-seven percent (67%) or the votes of the membership, which Members present in person or by proxy are entitled to cast at a meeting duly called for such purpose. No such dedication or transfer, however, may take place without the Association first receiving approval from Davis County or other applicable government entity pursuant to all applicable state and city laws, rules and ordinances in effect at the time of such purposed dedication or transfer.
- 12.2 Dissolution. The Association may be dissolved by the affirmative vote of sixty-even percent (67%) of the votes of the membership, which Members present in person or by proxy are entitled to cast at a meeting duly called for the purpose. Upon dissolution of the Association, all of its assets (including the Common Areas) shall be transferred to a nonprofit corporation, trust, or entity to be used for purposes similar to those provided for in these Articles and the Declaration.

- 12.3 Manager. The Association may carry out through a Managing Agent any of its functions which are properly authorized by the Declaration. Any Managing Agent shall be an independent contractor and not an agent or employee of the Association. the Managing Agent shall be responsible for managing the Property for the benefit of the Association and the Members and shall, to the extent permitted by law and the terms of the agreement with the Association, be authorized to perform any of the functions or acts required or permitted to be performed by the Association itself. Retention of a Managing Agent shall be within the Board's discretion and the Board is authorized to enter into a contract for services with the Managing Agent.
- 12.4 Amendment. Following the Class B Control Period, any amendment to these Articles shall require the affirmative vote of at least fifty-one percent (51%) of the membership votes, which Members present in person or represented by proxy are entitled to cast at a meeting duly called for such purpose.
- 12.5 Rules & Resolutions. The Board may adopt, amend and repeal resolutions for regulation and management of the affairs of the Association not inconsistent with these Articles, the Declaration, Bylaws or applicable Utah law.
- 12.6 Interpretation. The captions which precede the various portions of these Articles are for convenience only and shall in no way affect the manner in which any provision hereof is construed. Whenever the context so requires, the singular shall include the plural, the plural shall include the singular, the whole shall include any part thereof, and any gender shall include both other genders. The invalidity or unenforceability of nay provision contained in these Articles shall not affect the validity or enforceability of the remainder hereof. these Articles have been prepared in conjunction with the Declaration and should be read and construed in light of that fact and liberally so as to affect all of the purposes of both instruments. To the provisions of the Utah Revised Nonprofit Corporation and Community Association or Condominium Ownership Acts and any modifications, amendments, and additions thereto are consistent with these Articles and the Declaration, such legislation shall supplement the terms hereof.

DATED this 12th day of October, 2021


CRAIG JACOBSEN
INCORPORATOR

DATED this 12th day of October, 2021


BRADFROST

INCORPORATOR

DATED this 13 day of October, 2021

Cara Kaparian
CARA KAPARIAN
INCORPORATOR

STATE OF UTAH)
)
COUNTY OF DAVIS)
)

On the 12th day of OCTOBER, 2021, the foregoing instrument was acknowledged and verified before me, CRAIG JACOBSEN, who personally appeared before me, and being by me duly sworn declare under penalty of perjury that he is one of the incorporators of THE COTTAGES AT HARVEST FIELDS ESTATES HOMEOWNERS ASSOCIATION, INC., and that he signed the foregoing, and that the statements contained therein are true and correct.

In witness whereof, I have set my hand and seal this 12th day of OCTOBER, ~~2020~~ ²⁰²¹.

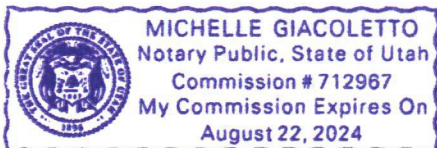


Michelle Giacometto
Notary Public

STATE OF UTAH)
)
COUNTY OF DAVIS)
)

On the 12th day of OCTOBER, 2021, the foregoing instrument was acknowledged and verified before me BRAD FROST, who personally appeared before me, and being by me duly sworn declare under penalty of perjury that he is one of the incorporators of THE COTTAGES AT HARVEST FIELDS ESTATES HOMEOWNERS ASSOCIATION, INC , and that he signed the foregoing, and that the statements contained therein are true and correct.

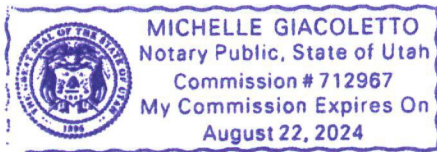
In witness whereof, I have set my hand and seal this 12th day of OCTOBER, ~~2020~~ ²⁰²¹.



Michelle Giacometto
Notary Public

STATE OF UTAH)
 :SS
COUNTY OF DAVIS)

ON THE 13th DAY OF OCTOBER, 2021, the foregoing instrument was acknowledged and verified before me CARA KAPARIAN, who personally appeared before me, and being by me duly sworn declare under penalty of perjury that she is one of the incorporators of THE COTTAGES AT HARVEST FIELDS ESTATES HOMEOWNERS ASSOCIATION, INC and that she signed the foregoing, and that the statements continued therein are true and correct.



Michelle Giacoletto
Notary Public