

FILED  
IN THE OFFICE OF THE  
SECRETARY OF STATE OF THE  
STATE OF NEVADA

DEC 7 - 1971

JOHN KOONTZ - SECRETARY OF STATE

*John Koontz*  
No. 3309-71

ARTICLES OF INCORPORATION  
of  
LAKERIDGE VILLAS ASSOCIATION

KNOW ALL MEN BY THESE PRESENTS:

That we, the undersigned, the majority of whom are residents of the State of Nevada, do hereby associate ourselves together for the purposes of forming a nonprofit corporation, pursuant to provisions of Sections 81.010 and 81.160, inclusive, of the Nevada Revised Statutes, and we do hereby make, subscribe, acknowledge, certify and adopt the following Articles of Incorporation:

ARTICLE I

The name of the corporation is:

LAKERIDGE VILLAS ASSOCIATION

ARTICLE II

The specific and primary purposes for which this corporation is formed are:

a. To provide management, maintenance, preservation and architectural control over the real property together with the improvements thereon, over which this corporation has jurisdiction as hereinafter stated, to be used in common by and for the benefit of the owners of the residences constructed on the remainder of the property.

b. To maintain, care for, purchase, own, lease as lessee or otherwise acquire, construct, improve, repair, reconstruct, own and dispose of buildings, structures, streets, roadways, drives, walls, alleys, sewers, electrical, gas, telephone and television services and fixtures, open spaces, parkways, planted and landscaped areas, playgrounds, gates, recreation areas, and places of amusement and community facilities appropriate for the use and benefit of the

members of this corporation, or for the improvement and development of the property or any part thereof, over which this corporation has jurisdiction, and to charge for the use thereof.

c. To hold easements for or the fee to or to improve, maintain, and light streets, roads, courts, walks, gateways and fences; to construct, improve, purchase or maintain sewer systems, storm water sewers and drains upon its easements and properties; to provide for the collection and disposition of street sweepings, ashes, garbage, rubbish and the like and to make and collect charges therefor; insofar as it can legally do so, to grant franchises, rights of way and easements for public utilities and other purposes, upon, over or under any of said property; in respect to streets, roads, alleys, walks, easements or rights of way owned or held by this corporation, to exercise such control as this corporation may deem desirable, subject to the legal rights of others; and to erect and maintain adequate signs for marking streets, paths, walks, parks, parkways, common areas or other property.

d. To fix, establish, levy and collect charges and assessments in accordance with this articles and the Declaration of Covenants, Conditions and Restrictions affecting the property which is subject to the jurisdiction of this corporation.

e. To join in, agree to, assume the burdens and duties of and to exercise such powers of enforcement, control, interpretation, modification and cancellation of a Declaration of Covenants, Conditions and Restrictions affecting the property over which this corporation has jurisdiction which now are or hereafter may be vested in, delegated to, or assigned to this corporation, and to pay all expenses incidental thereto; to commence and maintain actions and suits to restrain and enjoin the breach or threatened

breach of any such Declaration of Covenants, Conditions and Restrictions or any portion thereof or to enforce any such Declaration of Covenants, Conditions and Restrictions affecting property subject to the jurisdiction of the corporation, and to pay the expenses therefor.

f. ~~To expend~~ the moneys received by this corporation for the payment and discharge of costs, expenses and obligations incurred by it in carrying out any and all of the purposes for which this corporation is formed and to pay taxes and assessments which may be levied or assessed upon property owned by the corporation or under its jurisdiction pursuant hereto or to any such Declaration of Covenants, Conditions and Restrictions.

g. To do any and all things which may be authorized, required or permitted to be done by this corporation under and by virtue of any Declaration of Covenants, Conditions and Restrictions affecting the property which is subject to the jurisdiction of this corporation and to do and perform all acts which may be necessary or proper for or incidental to the exercise of any of the express powers of this corporation for the peace, health, comfort, safety or general welfare of the owners and occupants of property subject to the jurisdiction of this Association.

h. To contract with and become obligated unto any association or person, natural or corporate, owning or having rights of management over any real property adjacent or near realty owned or managed by this corporation for the purpose of joining together mutually to effect the corporate purposes of this corporation.

#### ARTICLE III

In addition and incidental to the specific and primary purposes for which this corporation is formed, this corporation

may carry on any other lawful activity or do anything whatsoever which the corporation may deem proper or convenient or capable of being carried on, in connection with the foregoing or otherwise, or which may be calculated directly or indirectly to promote the interests of the corporation or of the property over which it has jurisdiction; and to have, enjoy and exercise all of the rights, powers and privileges which are now or which may hereafter be conferred upon nonprofit corporations by the laws of Nevada, including the right to do any and all of the things hereinbefore set forth, as principal and as agent, to the same extent as natural persons might or could do.

#### ARTICLE IV

"Property over which this corporation has jurisdiction" or "property subject to the jurisdiction of this corporation", as the foregoing terms are used in these Articles, is and refers to that certain real property, or any part or parts or portion or portions thereof, or interest or estate therein, in the County of Washoe, State of Nevada, more particularly described in Exhibit "A" which is attached hereto and made a part hereof, which is or may hereafter be, but only as and when, made subject to a recorded Declaration of Covenants, Conditions and Restrictions declared and established or approved in writing by LAKERIDGE VILLAS ASSOCIATION. Said real property together with the improvements thereon is commonly known as VILLAS AT LAKERIDGE, a Condominium. The real property referred to in this Article IV is situate in the County of Washoe, State of Nevada, and more fully described in the attached Exhibit "A", which is incorporated herein and made a part hereof by reference.

#### ARTICLE V

The principal office for the transaction of the business of this corporation is to be located at 60 Court Street, Reno, Nevada.

ARTICLE VI

The number of directors of the corporation shall be three (3), which number shall constitute the authorized number of directors until changed by amendment of these Articles or by a by-law adopted by the members of this corporation and the names and addresses of the persons who are appointed to act as the first directors of this corporation are as follows:

JOHN C. KNORPP	100 N. Arlington Avenue Reno, Nevada 89501
CARL L. SHAFF	100 N. Arlington Avenue Reno, Nevada 89501
DONALD L. CARANO	60 Court Street Reno, Nevada 89505

ARTICLE VII

The term for which this corporation is to exist will not exceed fifty (50) years.

ARTICLE VIII

There shall be a maximum of 127 memberships. Each membership which has been made appurtenant to a unit as provided in the Declaration or the Reciprocal Declaration shall be considered an outstanding membership. All other memberships which have not been relinquished shall be reserved memberships. The holder of an outstanding membership shall have one vote for each unit of which he is an owner. The reserve membership shall have no voting power except that the written consent of the holder of the reserve memberships shall be necessary to effectuate any of the following:


- (a) the dissolution of the corporation;
- (b) the sale of all or substantially all of the corporation's assets;
- (c) the amendment of the Articles or of the By-Laws;


(d) the merger, consolidation or reorganization of the corporation.

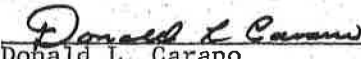
ARTICLE IX

The Board of Directors is authorized to adopt the initial By-Laws to govern the affairs of the Association by the vote of a majority of the Board of Directors. Thereafter the By-Laws may be amended or repealed by the vote or written assent of members holding a majority of the total votes.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 3rd day of December, 1971.

  
\_\_\_\_\_  
John C. Knorpp

  
\_\_\_\_\_  
Carl L. Shaff

  
\_\_\_\_\_  
Donald L. Carano

STATE OF NEVADA        )  
                          ) ss  
COUNTY OF WASHOE

On December 3, 1971, personally appeared before me, a Notary Public, JOHN C. KNORPP, CARL L. SHAFF and DONALD L. CARANO, who acknowledged that they executed the above instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official stamp at my office in the County of Washoe the day and year in this certificate first above written.

  
\_\_\_\_\_  
Notary Public

