

THE STATE OF NEVADA  
  
DEPARTMENT OF STATE

*I, Wm. D. Swackhamer, the duly elected Secretary of State of the State of Nevada, do hereby certify that the annexed is a true, full and correct transcript of the original Articles of Incorporation of*

FILED

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ALEX COON, CLERK  
BY J. A. All  
DEPUTY

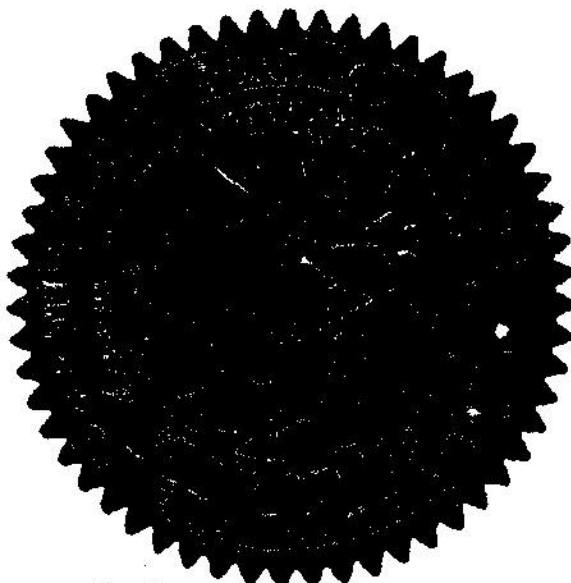
"B" COURT - HUNTER LAKE TOWNHOUSE ASSOCIATION

*as the same appears on file and of record in this office.*

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Great Seal of State, at my office in Carson City, Nevada, this SEVENTH day of JUNE, A. D., 19 77

  
Secretary of State

By \_\_\_\_\_  
Deputy



JUN 7 1977

WM. SWACKHAMER - SECRETARY OF STATE

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ARTICLES OF INCORPORATION  
OF

*Wm D Swackhamer*  
No. 24647

"B" COURT - HUNTER LAKE TOWNHOUSE ASSOCIATION

We, the undersigned, have this voluntarily associated ourselves together for the purpose of forming a non-stock, non-profit, cooperative corporation pursuant to chapters 81.410 to 81.540 inclusive, Nevada Revised Statutes, and certify as follows:

ARTICLE I

The name of this corporation is "B" - COURT HUNTER LAKE TOWNHOUSE ASSOCIATION.

ARTICLE II

The place where the principal business of this corporation will be transacted is 1755 E. Plumb Lane, Suite 254, Reno, Nevada.

ARTICLE III

The purpose or purposes for which the corporation is formed are:

1. To engage without profit to its members in such activities as may promote the health, safety, welfare and common good of the persons residing in those certain tracts of property subject to the Declaration of Restrictions of GAMBONI CONSTRUCTION COMPANY, (referred to hereinafter as Declaration).
2. To exercise all the powers and privileges and to perform all of the duties and obligations of the corporation as defined and set forth in the Declaration applicable to the property and recorded in the office of the County Clerk of Washoe County, as such Declaration may be from time to time amended, including without limitation the establishment and enforcement of payment of charges or assessments pursuant to the terms of such Declaration.
3. To provide for the maintenance, preservation and operation of the Common Properties (as that term is defined in the Declaration) within the properties subject to the Declaration for the benefit of the residents living in such properties and for the exterior maintenance of homes situated upon such properties in accordance with the obligations of the Declaration.



ARTICLE VI

1  
2 1. The property rights and interests of each member shall be  
3 equal.

4 2. The voting powers of each member shall be unequal as  
5 between members of different classes in accordance with the provisions  
6 of this section:

7 a. There shall be two classes of voting members. Class A  
8 members will be all those members other than the Declarant. Class A  
9 members will be entitled to one vote for each lot in which they hold  
10 the interest required for membership by Article VII of these articles.  
11 If more than one person holds such interest or interests, all such persons  
12 shall be members, but the vote for each lot will be exercised as the persons  
13 holding such interest shall determine between themselves provided that in no  
14 event shall more than one vote be cast with respect to any such lot. Class A  
15 members shall be entitled to elect two members of the board of directors  
16 of the Association so long as there is Class B membership.

17 The Class B member shall be the Declarant. The Class B member  
18 shall be entitled to elect three members of the board of directors of  
19 the Association. Class B membership may be converted to Class A  
20 membership at the option of the Class B member evidenced by written notice  
21 to the secretary of the Association, and shall be converted to Class A  
22 membership without further act or deed on July 1, 1979.

23 b. Subject to the provisions of the Declaration and to the  
24 extent permitted by law, the corporation may merge or consolidate with  
25 other non-profit, non-stock corporations organized for the same  
26 purposes, provided that such merger or consolidation shall have the  
27 assent of two-thirds of the votes of each class of members who are voting  
28 in person or by proxy at a meeting duly called for such purposes.

29 c. The corporation shall have authority to mortgage the Common  
30 Properties as that term is defined in the Declaration upon the assent of  
31 two-thirds of the votes of each class of members who are voting in person  
32 or by proxy at a meeting duly called for the purpose of considering

1 such authority.

2 d. The corporation may be dissolved only upon the votes to  
3 such effect of not less than two-thirds of all the members of each class of  
4 membership entitled to vote. Such vote may be in person or by proxy at a  
5 meeting duly called for such purpose.

6 e. Amendment of these articles shall require the assent of two-  
7 thirds of the votes of each class of members who are voting in person or by  
8 proxy at a meeting called to consider such amendment. However, the voting  
9 requirement specified for any action under any provision of these articles sha  
10 only be amended in accordance with the voting requirements thus specified.

#### 11 ARTICLE VII

12 Members of the corporation shall be every owner of a fee or  
13 undivided fee interest in any lot subject by covenant of record to assessments  
14 by the corporation and every person who holds a contract purchaser's  
15 interest of record in a lot. There shall be no other qualification for member  
16 ship except as set forth above. Membership shall terminate on  
17 transfer of a fee simple title by an owner or the contract purchaser's interest  
18 by the contract purchaser who qualifies as a member. If an owner sells  
19 a lot by contract of sale, upon recordation thereof the owner's membership  
20 shall terminate and the contract purchaser's membership shall commence.

#### 21 ARTICLE VIII

22 This corporation shall exist from the date hereof until terminated  
23 and dissolved except that in no event shall it continue in existence beyond  
24 fifty (50) years from the date hereof.

#### 25 ARTICLE IX

26 Upon dissolution of the corporation, the assets both real and  
27 personal of the corporation shall be distributed to the members of the corpor-  
28 ation in equal shares after payment of all indebtedness of the corporation.

29 In witness, by law the undersigned being three of the original  
30 members of the corporation have made, filed, sealed and executed the  
31 foregoing articles of incorporation this 2 day of JUNE, 1977.

32 Richard A. Gamboni  
RICHARD A. GAMBONI

Cherilyn A. Gamboni  
CHERILYN A. GAMBONI

Jack Oetjen  
JACK OETJEN