

WHEN RECORDED MAIL TO:

Gary Larson  
 4453 South 1500 East  
 Salt Lake City, Utah 84124

10703778

5/15/2009 1:26:00 PM \$36.00

Book - 9723 Pg - 5544-5551

Gary W. Ott

Recorder, Salt Lake County, UT

SUTHERLAND TITLE

BY: eCASH, DEPUTY - EF 8 P.

**ARTICLES OF INCORPORATION  
 OF  
 THE ASPEN MEADOWS P.U.D. HOME OWNERS ASSOCIATION, INC.**

**(A Utah Non-Profit Corporation)**

I, the undersigned, desiring to form a corporation pursuant to the Utah Non-Profit Corporation and Cooperative Association Act, do hereby adopt the following Articles of Incorporation:

**ARTICLE I**

The name of the Corporation is ASPEN MEADOWS P.U.D. HOME OWNERS ASSOCIATION, INC.

**ARTICLE II**

The period of its duration is perpetual, or until dissolved pursuant to law.

**ARTICLE III**

The purposes of this Corporation, which is organized as a non-profit corporation, shall be to exercise all the powers and privileges and to perform all of the duties and obligations of ASPEN MEADOWS P.U.D. Home Owners Association as set forth in the Declaration of Covenants, Conditions and Restrictions for ASPEN MEADOWS P.U.D., a planned unit development subdivision, as recorded in the office of the County Recorder of Salt Lake County, State of Utah, as Entry No. 10703745 Book 9723, at Page 5357, as the same may be amended from time to time as therein provided (the "Declaration"), and to acquire, own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property, including the Common Areas as defined in the Declaration, in connection with the affairs of the Corporation, subject to the limitations contained in the Declaration.

To do everything necessary and proper for the accomplishment of the purposes enumerated in these Articles of Incorporation, or any amendment thereof, or necessary or incidental to the protection and benefit of the Corporation and, in general, to carry on any lawful business necessary or incidental to the attainment of the purposes of the Corporation, whether or not such business is similar in nature to the purposes set forth in the Articles of Incorporation of the Corporation, or any amendment thereof.

#### **ARTICLE IV**

This Corporation is not organized for pecuniary profit. It shall not have any power to issue certificates of stock or declare dividends and no part of its net earnings shall inure to the benefit of any member, trustee or individual. The balance, if any, of all money received by the Corporation from its operations, after the payment in full of all debts and obligations of the Corporation of whatever kind or nature, shall be used and distributed exclusively for the purposes set forth in Article III hereof.

The Board of Trustees of the Corporation may designate such committee or committees as it determines in accordance with law to exercise such authority as the Board of Trustees shall delegate in the resolution designating such committee or committees.

#### **ARTICLE V**

The Board of Trustees shall initially consist of three (3) members which can be increased up to as many as five (5) members upon the majority vote of the existing Board of Trustees or the majority vote of the Owners at a duly called meeting of the Owners. It is understood that the Declarant had reserved the right to appoint all of the members of the Board of Trustees until the first of the following occurs:

(a) Seven (7) years from the date of recordation of the Declaration.

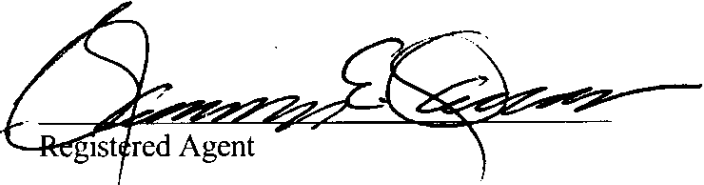
(b) The date on which eight (8) of the Lots in the Project have been conveyed to Owners other than Declarant.

The names and addresses of the persons who are to serve as Trustees until the first annual meeting of the members or until their successors are elected and shall qualify as follows:

<u>Name</u>	<u>Address</u>
Gary Larson	4453 South 1500 East Salt Lake City, Utah 84124
Marion D. Woods	1454 Winderbrook Way Salt Lake City, UT 84124
Christian Larson	4453 South 1500 East Salt Lake City, Utah 84124

**ARTICLE VI**

The initial registered agent and registered address of the Corporation shall be Gary Larson, 4453 South 1500 East, Salt Lake City, Utah 84124. The undersigned hereby accepts and acknowledges appointment as the initial registered agent of this Corporation and confirms that he meets the necessary requirements.

  
Registered Agent

**ARTICLE VII**

The incorporator of the Corporation is the following:

<u>Name</u>	<u>Address</u>
Gary Larson	4453 South 1500 East Salt Lake City, Utah 84124

**ARTICLE VIII**

In the event of the dissolution of this Corporation, or in the event it shall cease to carry out the objects and purposes herein set forth, all the business, property and assets of the Corporation shall be distributed in accordance with Utah Code Ann. Section 16-6-63, as the same may be amended from time to time.

**ARTICLE IX**

The location and street address of this Corporation's initial principal office is 4453 South 1500 East, Salt Lake City, Utah 84124.

**ARTICLE X**

The Corporation has members. Each member is and must be an owner of a Lot in ASPEN MEADOWS P.U.D., a planned unit development, as said Lots are defined in the Declaration. Each Owner shall be entitled and required to be a Member of the Association. Membership shall begin immediately and automatically upon becoming an Owner and shall terminate immediately and automatically upon ceasing to be an Owner. If title to a Lot is held by more than one person, the membership appurtenant to that Lot shall be shared by all such persons in the same proportionate interests and by the same type of tenancy in which title to the Lot is held. An Owner shall be entitled to one membership for each Lot owned by said Owner.

Each Lot shall have only one vote appurtenant thereto. Each membership shall be appurtenant to the Lot to which it relates and shall be transferred automatically by conveyance of that Lot. Ownership of a Lot within the Project cannot be separated from membership in the Association appurtenant thereto, and any devise, encumbrance, conveyance, or other disposition of a Lot shall be construed to be a devise, encumbrance, conveyance or other disposition, respectively, of the Owner's membership in the Association, and the rights appurtenant thereto. No person or entity other than an Owner may be a member of the Association, and membership in the Association may not be transferred except in connection with the transfer of a Lot.

Each Lot shall be entitled to one vote for each Trustee to be elected. Such votes may be voted in favor of as many candidates for Trustee as the Owner desires, and may not be cumulated; provided, however, that such voting rights of Owners shall be subject to any voting rights of Declarant as defined and set forth in the Declaration.

#### **ARTICLE XI**

Bylaws will be hereafter adopted. Such Bylaws may be amended or replaced, in whole or in part, in the manner provided therein, and the amendments to the Bylaws shall be binding upon all members.

#### **ARTICLE XII**

The Corporation shall indemnify its officers, trustees, agents and other persons against liabilities incurred by them that result from their acts that are performed in furtherance of the business of the Corporation to the full extent now or hereafter permitted by the laws of the State of Utah.

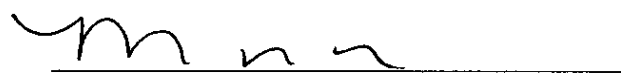
IN WITNESS WHEREOF, the above-named incorporator has executed these Articles of Incorporation this 14<sup>TH</sup> day of MAY, 2008<sup>9</sup><sub>MT</sub>

**INCORPORATOR:**

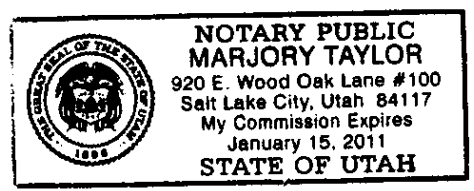
  
\_\_\_\_\_  
Gary Larson

STATE OF UTAH                    )  
  : ss.  
COUNTY OF SALT LAKE        )

I, a Notary Public, hereby certify that on the 14<sup>TH</sup> day of MAY, 2008<sup>9</sup><sub>MT</sub> personally appeared before me Gary Larson, who being by me first duly sworn, did declare that he is the person who signed the foregoing Articles of Incorporation as the incorporator, and the statements therein contained are true.

  
\_\_\_\_\_  
NOTARY PUBLIC  
Residing at: SALT LAKE

My Commission Expires:  
1/15/11



**EXHIBIT "A"**

**Aspen Meadows Phase II  
Legal Description**

Boundary Description for Aspen Meadows Phase 2

BEGINNING AT A POINT ON THE WESTERLY LINE OF 500 EAST STREET, SAID POINT BEING ON THE NORTHERLY LINE OF ASPEN MEADOWS CONDOMINIUM, AS RECORDED WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT ALSO BEING NORTH 00°03'15" WEST 802.71 FEET (NORTH 808.57 FEET RECORD) FROM THE SOUTHEAST CORNER OF LOT 12, BLOCK 7, TEN ACRE PLAT "A", BIG FIELD SURVEY, AND RUNNING THENCE NORTH 00°03'15" WEST ALONG SAID WESTERLY LINE OF 500 EAST STREET 170.01 FEET (NORTH 170.47 FEET RECORD) TO THE SOUTHEAST CORNER OF THE MALLARD CROSSING PARTNERSHIP LIMITED PARCEL AS CONVEYED BY WARRANTY DEED, RECORDED JULY 31, 2002 IN BOOK 6494 ON PAGE 1269 OF THE OFFICIAL RECORDS; THENCE SOUTH 76°28'00" WEST ALONG THE SOUTHEASTERLY LINE OF SAID MALLARD CROSSING PARTNERSHIP LIMITED PARCEL 590.23 FEET (SOUTH 76°28'00" WEST 598.89 FEET RECORD); THENCE SOUTH 00°03'15" EAST 31.88 FEET (SOUTH 27.43 FEET RECORD) TO THE NORTHWEST CORNER OF SAID ASPEN MEADOWS CONDOMINIUM; THENCE SOUTH 89°59'55" EAST ALONG SAID NORTHERLY LINE OF SAID ASPEN MEADOWS CONDOMINIUM 573.97 FEET (EAST 582.26 FEET RECORD) TO THE POINT OF BEGINNING.

CONTAINS: 1.330 ACRES. (12 units)

B FLG	BLK/BLDG	IND FLG	LOT/QUAR	PARCEL NUMBER	OBSOLETE?
		U	AREA	16-31-460-013-0000	NO
B	1	U	A	16-31-460-001-0000	NO
B	1	U	B	16-31-460-002-0000	NO
B	2	U	A	16-31-460-003-0000	NO
B	2	U	B	16-31-460-004-0000	NO
B	3	U	A	16-31-460-005-0000	NO
B	3	U	B	16-31-460-006-0000	NO
B	4	U	A	16-31-460-007-0000	NO
B	4	U	B	16-31-460-008-0000	NO
B	5	U	A	16-31-460-011-0000	NO
B	5	U	B	16-31-460-012-0000	NO
B	6	U	A	16-31-460-009-0000	NO
B	6	U	B	16-31-460-010-0000	NO

PF1=VTDI PF5=RXKP PF7=RXAB LIST PF12=PREV ENTER=NEXT CURSOR DOWN AND ENTER=RXPN  
PF4=RETURN TO RXEN PF10=LAST RECORDS