

**Prepared by and When Recorded Mail to:**  
Hillyard, Anderson & Olsen, P.C.  
595 South Riverwoods Pkwy STE 100  
Logan, Utah 84321

**MINUTES OF MEETING OF THE OWNERS  
OF GREEN MEADOW VILLAS**

On May 20, 2020, the Owners of GREEN MEADOW VILLAS (as described in its Declaration of Covenants, Conditions and Restrictions, recorded as Entry No. 1175406 (the "Declaration") and in its plat recorded as Entry No. 1175406 with the Cache County Recorder, State of Utah (the "Plat") held a Meeting of the Owners wherein the following resolutions were voted on and adopted by two-thirds or more of the Owners.

**RESOLVED THAT** Elizabeth Ryan was appointed Chair of the Meeting;

**RESOLVED THAT** LeAnn Carreola was appointed Secretary of the Meeting;

**RESOLVED THAT** the Owners hereby appoint the following initial Board of Directors of Green Meadow Villas HOA, Inc., (at least three of which shall be unrelated):

Elizabeth Ryan  
LeAnn Carreola  
Jeanie Papiernik  
Frank Kemer

**RESOLVED THAT** the Board of Directors is directed to cause to be filed Articles of Incorporation for Green Meadow Villas HOA, Inc. (form attached as Exhibit "B") and the Owners become members of the same;

**RESOLVED THAT** the Owners to request and accept control from Declarant;

**RESOLVED THAT** the Owners appoint Green Meadow Villas HOA, Inc. as the "HOA" under Section 1.13 of the Declaration and that the HOA hold title to the Common Areas as defined in the Plat and Declaration; and

**RESOLVED THAT** the new Board of Directors is directed to appoint Officers (at least President and Secretary) and adopt the Bylaws for Green Meadow Villas HOA, Inc. (see resolution in at end of Bylaws).

**Certificate of Secretary and Exhibits "A" and "B"  
on subsequent pages.**

## **CERTIFICATE OF SECRETARY**

I, the undersigned, do hereby certify that:

1. I am the duly elected and acting Secretary of the Meeting of the Owners of GREEN MEADOW VILLAS; and
2. The foregoing resolutions are the resolutions of the Meeting of the Owners of GREEN MEADOW VILLAS, and were duly adopted by two-thirds of the Owners of GREEN MEADOW VILLAS.

IN WITNESS WHEREOF, I have hereunto subscribed my hand and attest the act of the Owners effective  
the 20<sup>th</sup> day of May, 2020.

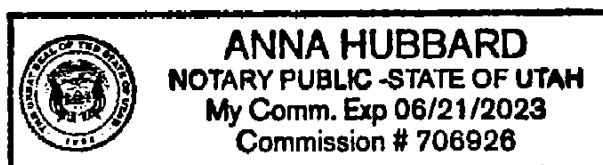
  
LeAnn Carreola

STATE OF UTAH )  
:SS )  
COUNTY OF CACHE )

The forgoing instrument was acknowledged before me this 28 day of May, 2020, by LeAnn Carreola as Secretary.

(Notary Seal)

Anna Thiel  
Notary Signature



**EXHIBIT "A"**  
**LEGAL DESCRIPTION OF THE COMMUNITY**

The certain real property situated in Cache County, State of Utah and legally described as follows:

Lots 3 and 4 and part of Lots 5 and 6, Block 17, Plat "A" Hyrum City Survey located in the Northwest Quarter of Section 5, Township 10 North, Range 1 East of the Salt Lake Base and Meridian described as follows:

Commencing at the Street Monument at the intersection of 200 West Street and Main Street; thence North  $88^{\circ}20'43''$  West 719.35 feet along a line toward the street monument at the intersection of 400 West Street and Main Street; thence North  $02^{\circ}09'06''$  East 51.82 feet to the Southwest Corner of Lot 4, Block 17, Plat "A" Hyrum City Survey and the point of beginning and running thence North  $02^{\circ}09'06''$  East 495.01 feet (North, By Record) along the west line of said Block 17; thence South  $88^{\circ}14'06''$  East 328.99 feet (East 330', By Record); thence South  $02^{\circ}13'02''$  West 495.02 feet (South, By Record) along the east line of Lots 3 and 6, Block 17, Plat "A" Hyrum City Survey; thence North  $88^{\circ}14'06''$  West 328.42 feet (West 330', By Record) along the south line of Lot 3 and 4, Block 17, Plat "A" Hyrum City Survey to the point of beginning, containing 3.74 acres.

Now known as: All of Green Meadow Villas as shown by the official plat thereof recorded May 27, 2016 as Filing No. 1148155.

EXHIBIT "B"  
FORM OF ARTICLES OF INCORPORATION

**State of Utah  
Department of Commerce  
Division of Corporations & Commercial Code  
ARTICLES OF INCORPORATION (NONPROFIT)**

Non-Refundable Processing Fee: \$30.00

1. Name of Corporation: GREEN MEADOW VILLAS HOA, INC.
2. Purpose: The nonprofit corporation is organized and is to be operated exclusively for exempt purposes set forth in I.R.C. § 528, or corresponding section of any future federal tax code. No part of the net earnings of such entity shall inure to the benefit of any private shareholder or individual. Subject to the foregoing, the purposes for which the Corporation is organized and will be operated are as follows:
  - A. The exercise of all the powers and privileges and the performance of all the duties and obligations of the Corporation as set forth in the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR GREEN MEADOW VILLAS, HYRUM UTAH, recorded as Entry No. 1175406, Bk 1959, Pg 1565 in the official records of Cache County, Utah (the "Declaration"), as amended from time to time.
  - B. The transaction of any or all lawful business for which corporations may be incorporated under the Utah Nonprofit Corporation Act, subject only to limitations in the Bylaws and the Declaration and the amendments and supplements thereto.
  - C. To exercise all powers granted by law necessary and proper to carry out the foregoing purposes, including, but not limited to, the power to accept donations of money, property, whether real or personal, or any other things of value. Nothing herein contained shall be deemed to authorize or permit the Corporation to carry on any business for profit, to exercise any power, or to do any act that a corporation formed under the Act, or any amendment thereto or substitute therefor, may not at that time lawfully carry on or do.
3. Registered Agent and Office: ROCKY MOUNTAIN CORPORATE SERVICES, L.L.C., 595 S. RIVERWOODS PKWY, STE 100, LOGAN, UT 84321
4. Name, Signature, and Address of Incorporator: ROCKY MOUNTAIN CORPORATE SERVICES, L.L.C., 595 S. RIVERWOODS PKWY, STE 100, LOGAN, UT 84321
- Signature: \_\_\_\_\_, Authorized Signatory      Date: \_\_\_\_\_
5. Voting Members: The nonprofit corporation WILL have voting members. Membership and Voting Rights are as provided in the Declaration.
6. Shares: The nonprofit corporation WILL NOT issue shares evidencing membership or interests in water or other property rights.
7. Assets: Upon the dissolution of this organization, assets shall be distributed for one or more exempt purposes within the meaning of I.R.C. § 528, or corresponding section of any future federal tax code, or shall be distributed to the federal government, or to a state or local government, for a public purpose.
8. Principal Address: 595 S. RIVERWOODS PKWY, STE 100, LOGAN, UT 84321. The Principal Address may be

A. ELIZABETH RYAN, 595 S. RIVERWOODS PKWY, STE 100, LOGAN, UT 84321  
B. LEANN CARREOLA, 595 S. RIVERWOODS PKWY, STE 100, LOGAN, UT 84321  
C. JEANIE PAPIERNIK, 595 S. RIVERWOODS PKWY, STE 100, LOGAN, UT 84321  
D. FRANK KEMER, 595 S. RIVERWOODS PKWY, STE 100, LOGAN, UT 84321