

8899457

APPENDIX "A-1"
ARTICLES OF INCORPORATION

8899457
11/19/2003 02:09 PM 30.00
Book - 8913 Pg - 5060-5068
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
METRO NATIONAL TITLE
BY: SEM, DEPUTY - WI 9 P.

RECEIVED

JUL 16 2003

Utah Div. of Corp.
& Comm. Code



ARTICLES OF INCORPORATION
OF
BENGAL BOULEVARD CONDOMINIUM HOMEOWNERS ASSOCIATION

In compliance with the requirements of the Utah Nonprofit Corporation and Cooperative Association Act, S16-6-12, et seq., Utah Code Annotated, 1953 as amended, the undersigned, all of whom are residence of the State of Utah and all of whom are if full age, do hereby certify that the following Articles of Incorporation of the Bengal Boulevard Condominium Homeowners Association.

ARTICLE I

The name of the Corporation is the Bengal Boulevard Condominiums Homeowners Association, hereinafter called the "Association".

ARTICLE II

The period of duration of the Association shall be perpetual.

ARTICLE III

The initial principal office of the Association is located at 7543 South 3500 East, Salt Lake City, Utah 84121.

ARTICLE IV

Dennis K. Cloward whose address is 7543 South 3500 East, Salt Lake City, Utah 84121 is hereby appointed the initial registered agent of the Association.

07-15-03P 3:38 PM

Date: 07/16/2003
Receipt Number: 913791
Amount Paid: \$22.00

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ARTICLE V

PURPOSE AND POWERS OF THE ASSOCIATION

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide, for maintenance, preservation and control of the project known as Bengal Boulevard Condominiums, a planned unit development, within that certain tract of property described on Exhibit "A" attached hereto and hereby incorporated by reference, and to promote the health, safety and welfare of the residents within the above described property and the additions thereto as may hereafter be brought within jurisdiction of this Association for the purpose to:

- (a) Exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Declaration of Covenants, Conditions and Restrictions hereinafter called the "Declaration", applicable to the property and recorded or to be recorded in the office of the Salt Lake County Recorder, State of Utah, and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein and set forth at length;
- (b) Fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association;
- (c) Acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association;
- (d) Borrow money, and with the assent of two-thirds (2/3) of members mortgage, pledge,

deed in trust, or hypothecate any of all of its real or personal property as security for money borrowed or debts incurred;

(e) Dedicate, sell or transfer all or any part of the common area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument has been signed by two-thirds (2/3) of the members agreeing to such dedication, sale or transfer;

(f) Participate in mergers and consolidations with other nonprofit corporations organized for the same purposes or annex additional residential property and common area, provided that the merger, consolidation or annexation shall have the assent of two-thirds (2/3) of the members.

(g) Have and to exercise any and all powers, rights and privileges which a corporation organized under the Utah Nonprofit Corporation and Cooperative Association Act by law may now or hereafter have or exercise.

ARTICLE VI

MEMBERSHIP

Every person or entity who is a record fee or undivided fee interest in any unit which is subject to the Declaration of record to assessment by the Association, including contract sellers, shall be a member of the Association. The foregoing is not intended to include persons or entities who hold interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any unit which is subject to the assessment by the Association.

ARTICLE VII

VOTING RIGHTS

The Association shall have one (1) class of voting membership; and shall be entitled to one vote for each unit owned. When one or more persons hold an interest in any unit, all persons shall be members. The vote for such unit shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any unit.

ARTICLE VI

MANAGEMENT COMMITTEE

The affairs of this Association shall be managed by a Management Committee consisting of three (3) individuals, who need not be members of the Association. The number of Management Committee Members may be exchanged by amendment of the Bylaws of the Association. The names and addresses of the persons who are to act in the capacity of Management Committee Members until the selection of their successors are:

Name	Address
Dennis K Cloward	7543 South 3500 East Salt Lake City, Utah 84121
John Grace	8260 Supernal Way Salt Lake City, Utah 84121
Sally Grace	8260 Supernal Way Salt Lake City, Utah 84121

At the first annual meeting, the Declarant under the Declaration or members shall select one (1) Member of the Management Committee for a term of three (3) years, one member of the Management Committee for a term of one (1) year, and one director for a term of one (1) year. At each annual meeting thereafter, the members shall select the number of memberships then becoming vacant for a term of two (2) years. The election of any member of the Management Committee shall be subject to the Declarant's control over the Management Committee as set forth in section 9.3 of the Declaration

ARTICLE 1X

DISOLUTION

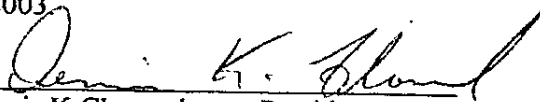
The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of the members. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for the purposes similar to those for which this Association was created, In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to a nonprofit corporation, association, trust or other organization to be devoted to such similar purposes.

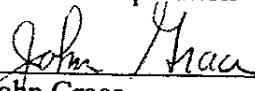
ARTICLE X

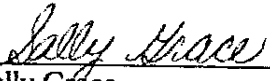
BYLAWS

The internal affairs of the corporation shall be regulated by the Bylaws adopted by the Management Committee.

DATED this 15th day of July 2003.


Dennis K Cloward President
Bengal Boulevard Condominiums Inc.,
a Utah Corporation


John Grace Vice President
Bengal Boulevard Condominiums Inc.,
a Utah Corporation


Sally Grace Secretary
Bengal Boulevard Condominiums Inc.,
a Utah Corporation

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CO. RECORDER

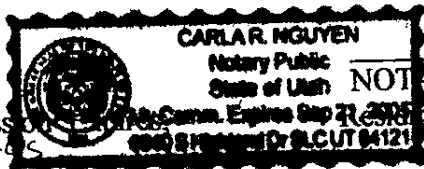
Sally Grace
Sally Grace

John Grace
John Grace

Dennis K. Cloward
Dennis K. Cloward
Consent to appointment as registered agent

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

On thus the 15th day of July, 2003, personally appeared before me Dennis K Cloward, who being first duly sworn, deposes and states the he executed the foregoing and that the same is true and accurate to the best of his knowledge and belief.



Carla R. Nguyen
NOTARY PUBLIC

My Commission Expires 9-21-05 Residing in Salt Lake County, Utah

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

On this the 23rd day of May, 2003, personally appeared before me John Grace who being duly sworn, deposes and states the he executed the foregoing and the the same is true and accurate to the best of his knowledge and belief.

Carolyn L. Beverly
NOTARY PUBLIC

My Commission Expires: Alabama
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Aug 8, 2006
BONDED THIRD PARTY NOTARY PUBLIC UNDERWRITERS
Residing in Baldwin County, Utah Alabama

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

On this the 23rd day of May, 2003, personally appeared before me Sally Grace being duly sworn, deposes and states the she executed the foregoing and the same is true and accurate to the best of her knowledge and belief.

Carolyn L. Beverly
NOTARY PUBLIC

My Commission Expires; Residing in Baldwin County, Utah Alabama

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Aug 8, 2006
BONDED THIRD PARTY NOTARY PUBLIC UNDERWRITERS

ARTICLE IX

DISOLUTION

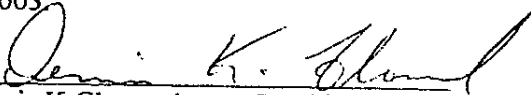
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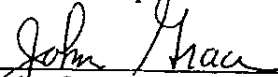
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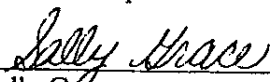
BYLAWS

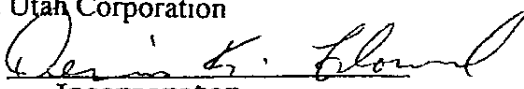
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Incorporator
Dennis K. Cloward
7543 So. 3500 E.
Salt Lake City, Utah 84121

COPY -
CO. RECORDER