

**ARTICLES OF INCORPORATION
OF
DEERFIELD CONDOMINIUM ASSOCIATION, INC.**

A Utah Non-Profit Corporation
(Pursuant to the provisions U.C.A. Section 16-6a-202)

We, the undersigned natural persons all being of the age of eighteen years or more, acting as incorporators under the Utah Revised Non-Profit Corporation Act, adopt the following Articles of Incorporation for such Corporation.

**ARTICLE I
NAME**

The name of this corporation is the Deerfield Condominium Association, Inc.

**ARTICLE II
DURATION**

The period of duration of this Association shall be perpetual.

**ARTICLE III
PURPOSE**

1. The Association is organized and shall be operated as a nonprofit corporation for the purpose of maintaining and administering the Common Areas, if any, collecting and disbursing the assessments and charges provided for in the Declaration, otherwise administering, enforcing, and carrying out the terms, covenants and restrictions of the Declaration, and generally providing for and promoting the health, safety, and welfare of the Owners.

2. No part of the net earnings of the Association shall inure to the benefit of, or be distributable to, its members, trustees, officers, or other persons, except that the Association shall be authorized and empowered to pay reasonable compensation for services rendered to the Association and to make payments and distributions in furtherance of the purposes set forth herein.

3. The Association shall not carry on any other activities not permitted to be carried on by a corporation exempt from Federal income tax under 528(c) of the Internal Revenue Code of 1954, as amended (or the corresponding provision of any future United States Internal Revenue law).

11376656
04/24/2012 02:43 PM \$30.00
Book - 10011 Pg - 535-538
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
SIRRRUS PROPERTIES
PO BOX 171014
HOLLADAY UT 84117
BY: DCD, DEPUTY - WI 4 P.

**ARTICLE IV
MEMBERS & VOTING**

The Association shall have Members. The terms and conditions of Membership will be set forth in the Declaration and Bylaws of the Association. Members shall be entitled to vote in the affairs of the Association as set forth in the Declaration and Bylaws.

**ARTICLE V
BYLAWS**

Provisions for the regulation of the internal affairs of the Association shall be set forth in the Bylaws (U.C.A. Section 16-6a-206).

**ARTICLE VI
DIRECTORS**

The affairs of the Association shall be managed by a Board of Directors composed of at least three (3) and not more than seven (7) individuals elected by a quorum of the Association as more particularly set forth in the Declaration and Bylaws. Each Director shall hold office until his/her successor has been duly elected and qualified.

The current names and addresses of the Directors are:

Robert Brandler
3038 East Castro Lane
Salt Lake City, Utah 84117

Sheri Sohm
3032 East Castro Lane
Salt Lake City, Utah 84117

Rose Bahr
3002 East Castro Lane
Salt Lake City, Utah 84117

**ARTICLE VII
INCORPORATOR**

The Name and Address of the Incorporator is:

John Greene
3860 South 2300 East
Salt Lake City, Utah 84117

**ARTICLE VIII
REGISTERED OFFICE AND AGENT**

The address of the Association's registered office shall be:

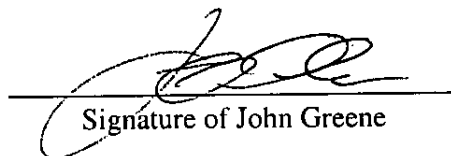
3860 South 2300 East
PO Box 171014
Salt Lake City, Utah 84117

Such office may be changed at any time by the Board of Directors without amendment to these Articles of Incorporation.

The Association's registered agent at such address shall be:

John Greene
3860 South 2300 East
Salt Lake City, Utah 84117

I hereby acknowledge and accept appointment as Association registered agent:


Signature of John Greene

**ARTICLE IX
DISTRIBUTIONS**

No part of the net earnings of the Association shall inure to the benefit of, or be distributable to its trustees, officers, or other private persons, except that the Association shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in Article III hereof. No substantial part of the activities of the Association shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and the Association shall not participate in, or intervene in (including the publishing or distribution of statements) any political campaign on behalf of or in opposition to any candidate for public office.

Notwithstanding any other provision of these Articles of Incorporation, the Association shall not carry on any other activities not permitted to be carried on (a) by a corporation exempt from federal income tax under Section 528(c) of the Internal Revenue Code, as amended or supplemented, or (b) by a corporation, contributions to which are deductible under Section 170(c)(2) of the Internal Revenue Code, as amended or supplemented.

**ARTICLE X
DISSOLUTION**

Upon dissolution of the Association, the assets of the Association shall be dedicated to an appropriate business agency to be used for purposes similar to those for which the Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust or other organization to be devoted for such similar purposes.

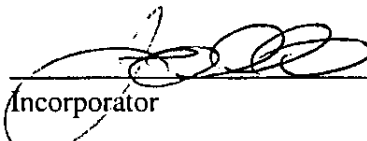
**ARTICLE XI
MISCELLANEOUS**

1. Amendment. Any amendment of these Articles must be authorized and approved in the same manner as required to amend the Bylaws. Any amendment so authorized and approved shall be accomplished in conformity with the law of the State of Utah.

2. Interpretation. The captions preceding the various portions of these Articles are for convenience and shall in no way affect the manner in which any provision hereof is construed. Whenever the context so requires, the singular shall include the plural, the plural shall include the singular, the whole shall include any part thereof, and any gender shall include both genders. The invalidity or unenforceability of any provision contained in these Articles shall not affect the validity or enforceability of the remainder hereof. These Articles have been prepared in conjunction with the Declaration and should be read in light of that fact and liberally so as to effect the purposes of both instruments. In the event of a conflict between the provisions of these Articles and the provisions of the Declaration, the provisions of the Declaration shall prevail.

In Witness Whereof, I, John Greene have executed these Articles of Incorporation in duplicate this 24 day of April, 2012, and say:

That I am an incorporator herein; that I have read the above and foregoing Articles of Incorporation; know the contents thereof and that the same is true to the best of my knowledge and belief, excepting as to matters herein alleged upon information and belief and as to those matters I believe to be true.



Incorporator

State of Utah County of Salt Lake
Subscribed and sworn before me on April 24, 2012
(Date)
Brandi C. Edwards
(Notary Signature)

