

Entry 2006012240  
Book 1005 Page 845 (84) \$123.00  
07-DEC-06 02:46  
RANDY SIMMONS  
RECORDER, UINTAH COUNTY, UTAH  
GARDNER DEVELOPMENT  
12 S 400 W SUITE 250, SLC UT 84101  
Rec By: RANDY SIMMONS , DEPUTY

## ARTICLES OF INCORPORATION OF

### THE SPLIT MOUNTAIN VILLAGE HOMEOWNER'S ASSOCIATION INC.

The undersigned person, an individual more than eighteen (18) years, acting as incorporator under the provisions of Utah's Revised Non Profit Corporation Act (hereinafter referred to as the "Act") adopts the following Articles of Incorporation:

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#### ARTICLE I

The name of this corporation is **The Split Mountain Village Homeowner's Association, Inc.**

#### ARTICLE II

The Non-Profit Corporation is organized to act as a nonprofit homeowner's association, own and manage common areas, collect assessments; and to engage in any lawful act or activity for which corporations may be organized under the Act.

#### ARTICLE III

(A) The association shall not have stock, but each owner of a lot within The Split Mountain Village subdivision shall be a member pursuant to the CC&R's on file with the Uintah County Recorder's Office.

(B) Voting. Each shareholder of record shall be entitled to be represented, as described below, with one vote for each lot owned except that lots in joint ownership shall have only one vote per lot even though there may be multiple owners. Owners of jointly owned lots shall designate to the corporation who will exercise voting rights. The Delegate of the Village or phase in which the lot exists shall vote on behalf of the shareholders of that Village or phase, as further explained in the CC&R's on file with the Uintah County Recorder's Office.

(C) Quorum. At all meetings of delegates, fifty-one percent (51%) of the shares entitled to vote at such meeting, represented in person or by proxy, shall constitute a quorum.

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**ARTICLE IV**

The address of the initial registered office of the Corporation is 12 South 400 West Suite 250, Salt Lake City, Utah 84101. The name of its initial registered agent of the Corporation at that address is Kyle Ashworth.

**ARTICLE V**

The name and address of the incorporator of the Corporation is Scott Gardner, at 12 South 400 West Suite 250, Salt Lake City, Utah 84101

IN WITNESS WHEREOF, the undersigned, being the incorporator of the Corporation, execute these Articles of Incorporation and certify to the truth of the facts herein stated, this 7<sup>th</sup> day of December, 2006.

  
\_\_\_\_\_  
Scott Gardner  
INCORPORATOR

The appointment of the undersigned as the initial registered agent of the Corporation is hereby accepted.

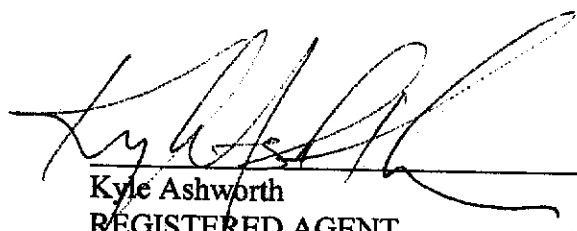
  
\_\_\_\_\_  
Kyle Ashworth  
REGISTERED AGENT

EXHIBIT B  
The Premises

A parcel of land situate in the NE ¼ NE ¼ of Section 26, Township 4 South, Range 21 East Salt Lake Base & Meridian, in Uintah County, Utah. The Boundaries of said parcel of land are described as follows:

Beginning at a point 495.00 feet South along the easterly section line from the Northeast Corner of said Section 26, and running thence South 835.00 feet along said easterly section line to the southeast corner of the northeast quarter of the northeast quarter; thence N. 89°50'04" W. 745.74 feet along the 1/16<sup>th</sup> line; thence N. 00°09'56" E. 248.21 feet; thence N. 21°12'29" E. 65.49 feet; thence North 226.34 feet; thence N. 22°33'37" E. 47.91 feet; thence N. 00°03'10" W. 192.34 feet; thence N. 05°29'54" W. 60.27 feet; thence N. 00°03'10" W. 228.50 feet; thence N. 89°56'50" E. 180.91 feet; thence North 266.50 feet along a line parallel with the said easterly section line to the northerly section line of said section 26; thence N. 89°56'50" E. 190.00 feet along said northerly section line; thence South 495.00 feet along a line parallel with said easterly section line to the southwest corner of that certain parcel conveyed to Unity Place, LLC in a Corrected Quit Claim Deed and described as Entry Number 2005004735 in Book 929 at Page 611 in the office of said Uintah County Recorder; thence N. 89°56'50" E. 338.20 feet along the southerly boundary line of said Unity Place, LLC parcel to the point of beginning.

The above described parcel of land contains 738,527 square feet of which 33, 823 square feet are now occupied by the existing 500 South Street and 500 East Street leaving a balance of 704,704 square feet in area or 16.178 acres, more or less.

SPLIT MOUNTAIN VILLAGE PUD AMENDED

- UNITS A1, A2, A3, A4, A5, A6, A7, A8, A9, A10  
B1, B2, ~~B3~~, BA, B5, B6, B7, B8, B9, B10  
C1, C2, C3, C4, C5, C6, C7, C8, C9, C10  
D1, D2, D3, D4, D5, D6, D7, D8, D9, D10  
E1, E2, E3, E4, E5, E6, E7, E8, E9, E10  
F1, F2, F3, F4, F5, F6, F7, F8, F9, F10  
G1, G2, G3, G4, G5, G6, G7, G8, G9, G10

INDIVIDUAL  
UNITS #

1 - 40