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Utah Div. of Corp. & Comm. Code

Articles of Incorporation Riverstone Townhomes Homeowners Association, Inc. A Non-Profit Corporation

I, the Incorporator, a natural person age 18 years or older, adopt this Articles of Incorporation to form a nonprofit corporation under the Utah Revised Nonprofit Corporation Act, Utah Code § 16-6a-101 et. seq. (as amended from time to time, the "Act").

Article One Name

The name of the nonprofit corporation is Riverstone Townhomes Homeowners Association, Inc., hereafter referred to as "the Association."

Article Two Registered Agent and Office

The name of the initial registered agent and registered office in the State of Utah are:

Cole Rowser
246 S. State St.
Morgan, UT 84050

Article Three Name and Address of the Incorporator

The name and residence of the Incorporator is:

Name:	Address:
Cole Rowser	246 S. State St. Morgan, UT 84050

State of Utah
Department of Commerce
Division of Corporations and Commercial Code
I hereby certify that the foregoing has been filed
and approved on this 26 day of Jan 2021
In this office of this Division and hereby issued
This Certificate thereof.

Examiner: TAB Date: 1/27/2021



Cole Rowser
Incorporator

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Article Four Duration

The Association's duration is perpetual.

Article Five Purposes

The Association is organized as a nonprofit corporation and shall be operated exclusively for the purpose of maintaining, operating, and governing the Riverstone Townhomes Subdivision located in Morgan, Utah (the "Subdivision") and the related systems installed therein. The Subdivision has been or will be created by the recording of a Subdivision Plat for Riverstone Townhomes (the "Plat") and the recording of an instrument entitled Declaration of Protective Covenants, Conditions, and Restrictions for and respecting Riverstone Townhomes" (the "Declaration"), in the office of the Recorder of Morgan County, State of Utah. The Plat and Declaration are hereby incorporated by reference and made a part of these Articles. The Association shall be operated to perform the function and provide the services contemplated by the Declaration. Except as otherwise provided herein or as may be required by the context hereof, all capitalized terms defined in the Declaration shall have such defined meaning when used herein.

No Dividend shall be paid to, and no part of the net income, if any, of the Association shall be distributed to any of the Association members (the "Members"), the Board of Directors or to the officers of the Association, except as otherwise provided herein, in the Bylaws, in the Declaration, or by Utah law.

Article Six Dissolution

When the Association dissolves, it will, after paying or making provision for the payment of all liabilities of the Association, distribute all corporation assets to its Members.

Article Seven Powers and Restrictions

Subject to the purposes declared in Article V above and any limitations herein expressed, the Association shall have and may exercise the power to do any and all things that the Association is authorized or required to do under the Declaration, as the same may from time to time be

amended, including, without limiting the generality of the foregoing, the power to fix, levy and collect the assessments provided for in the Declaration.

No part of the net earnings or assets of the Association will inure to the benefit of, or be distributable to, members of its Board of Directors (the "Directors"), officers or any other private persons. However, the Association may pay reasonable compensation for services provided and make payments and distributions in furtherance of the purposes set forth in the Articles of Incorporation to individuals and entities other than to Directors, Members, or entities owned in whole or part by Directors or Members.

Article Eight Board of Directors

The number of Directors to constitute the first Board of Directors is three or more natural persons. After this initial Board of Directors is organized, it may add to the number of Directors in the manner provided in the Bylaws and consistent with the laws of the State of Utah. The Directors shall hold office until the election of their successors for the term stated in the Bylaws.

The initial members of the Board of Directors are:

Cole Rowser
246 S. State St.
Morgan, UT 84050

Dianne Ford
1110 East South Weber Dr.
South Weber, UT 84405

Michael Ford
1110 East South Weber Dr.
South Weber, UT 84405

Article Nine Membership, Stock and Voting Rights

The Association will not issue stock. The Association will have voting members. Each Owner of a Lot within the Subdivision (an "Owner") shall be a Member. The rights and duties appertaining to the Association membership shall be governed by the Declaration and the Bylaws. Membership in the Association shall be mandatory, and not optional, and shall be appurtenant to and may not be separated from the ownership of any Lot. No person or entity other than an Owner of a Lot may be a Member. Membership in the Association shall begin immediately and

automatically upon becoming an owner of a lot and shall cease immediately and automatically upon ceasing to be an Owner of such a Lot.

Each Owner of a Lot, including the Declarant, shall be entitled to one (1) vote for each Lot owned.

Article Ten Bylaws

The Board of Directors shall adopt Bylaws which are not inconsistent with Utah law, the Declaration or these Articles for the regulation and management of the affairs of the Association.

Article Eleven Amendments

Except as otherwise provided by Utah law or by the Declaration, these Articles of Incorporation may be amended only upon the affirmative vote of a majority of the member of the Board of Directors. These Articles may not be amended so as to provide for any matter that is inconsistent with the provisions of the Declaration (as the Declaration may from time to time be amended).

Article Twelve Conflict with Declaration

In the event of any conflict or inconsistency between the provision of these Articles and the provisions of the declaration and/or the Bylaws (as the Declaration and the Bylaws may from time to time be amended), the provisions of the Declaration shall control, and the conflicting provision(s) of the Articles and Bylaws, as the case may be, shall be amended to conform to the provision(s) of the Declaration.

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Acknowledgment

I, Cole Rowser, hereby acknowledge that I am the initial registered agent of the Riverstone Townhomes Homeowners Association, Inc., and that I consent to act as such.

Dated this ____ day of _____, 2020.

See next page for signature

Cole Rowser

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Acknowledgment

I, Cole Rowser, hereby acknowledge that I am the initial registered agent of the Riverstone Townhomes Homeowners Association, Inc., and that I consent to act as such.

Dated this 17 day of December, 2020.



Cole Rowser

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