

FILED

IN THE OFFICE OF THE
SECRETARY OF STATE OF THE
STATE OF NEVADA

Oct 27 1994

16782-94

MYLA LAU SECRETARY

ARTICLES OF INCORPORATION

OF

PINE TREE RANCH WEST ASSOCIATION

I

The name of the corporation is PINE TREE RANCH WEST ASSOCIATION. The corporation is organized under Chapter 82 of the Nevada Revised Statutes.

II

The resident agent of corporation shall be Robert M. Sader. The address of the resident agent is 462 Court Street, Reno, Nevada 89501, or such other address as the Board of Directors shall subsequently designate.

III

This corporation shall be a nonprofit corporation and shall have no capital stock. The corporation is not organized and shall not be conducted for profit, and no part of its revenues or earnings, if any, shall inure to the direct financial benefit of any individual, subscriber, contributor, or member. Upon corporate dissolution or as otherwise provided by the Board of Directors (subject to any restrictions in the Bylaws, Declaration of Covenants, Conditions and Restrictions of Pine Tree Ranch West, or

applicable law) the assets of the corporation shall be dedicated to a public body, or conveyed to a nonprofit organization with similar purposes.

IV

The objects and purposes of this corporation are to:

- (a) Own and maintain common area within a portion of the Pine Tree Ranch Subdivision located west of Wedge Parkway, an approved tentative plan known as Washoe County Case No. TM10-16-93, the real property of which is described on Exhibit "A" and located entirely in Washoe County, Nevada ("Subdivision"). Common area (also sometimes referred to as "common elements") shall be defined as easements or land for landscaping, open space, stormwater detention or drainage ways, as designated on any recorded final map of the Subdivision, construction and maintenance of perimeter fencing on Wedge Parkway and, if constructed by Declarant, on White Creek Lane; and
- (b) Enforce and administer any provisions of this Declaration pertaining to Association's rights, obligations, powers and duties.

The Association shall have no other purpose than those specified herein.

V

The members of the governing board shall be styled directors. The Board of Directors shall have such number and such qualifications, powers and duties as shall be provided from time to time in the Bylaws of the corporation, provided that all directors must be at least 18 years of age, and be members of the corporation. The Bylaws may also provide for such assistants to them, and such officers, agents, and employees as may be desired.

The first Board of Directors shall consist of two members, and shall hold office until their successors are elected as shall be provided in the Bylaws. Thereafter, the Board of Directors shall be elected in such manner as shall be set forth in the Bylaws. The names and addresses of the first board are as follows:

<u>NAMES</u>	<u>ADDRESSES</u>
DANIEL ARNOLD	6490 S. McCarran Blvd., Bldg. A-5 Reno, NV 89509
DONALD COMPTON	6490 S. McCarran Blvd., Bldg. A-5 Reno, NV 89509

In furtherance and not in limitation of the powers granted by statute, the Board of Directors is expressly authorized by resolution or resolutions, passed by a majority of the Board of Directors, to designate one or more standing or special committees, each committee to consist of such membership and to have such powers and duties and have such name or names as may be provided in the Bylaws or the resolution or resolutions. The Bylaws may provide for an executive committee and for such other committees as may be from time to time deemed advisable, and such committees shall be elected in such manner and shall have such membership, powers and duties as shall be from time to time provided by resolution of the Board of Directors or in the Bylaws of the corporation.

The corporation may, in its Bylaws, confer powers upon its Board of Directors in addition to the foregoing and in addition to the powers and authorities expressly conferred upon them by statute.

VI

The names and addresses of each of the incorporator is as follows:

DANIEL ARNOLD
6490 S. McCarran Blvd.,
Bldg. E, Suite 121
Reno, NV 89509

VII

The corporation shall have perpetual existence. Members of the corporation shall not be liable for the payment of any corporate debts of any nature whatsoever nor shall any of the property of the members be subject to the payment of corporate debts to any extent whatever, except to the extent valid and proper assessments for the corporate purposes provided herein create such liability or subject members' real property to assessment liens.

VIII

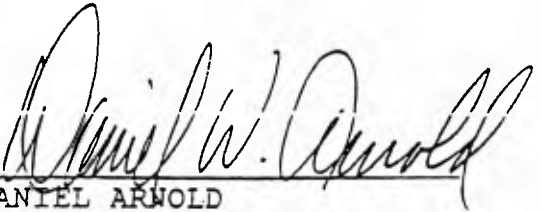
Every record owner of a lot in the Subdivision is entitled to membership and voting rights in the corporation. Membership is appurtenant to, and inseparable from, ownership of the lot. The voting power of each regular member shall be equal, except for the

period of Declarant Control, as specified in the Bylaws and the Pine Tree Ranch West Declaration of Covenants, Conditions and Restrictions recorded in the office of the Washoe County Recorder, to which the real property described in Exhibit "A" is subject. The conditions, method of admission, qualifications, and classifications of membership, the limitation, rights, powers and duties of members, the dues, assessments, and contributions of members, the method of expulsion from and termination of membership, and all other matters pertaining to the membership and the conduct, management and control of the business, property and affairs of the corporation shall be as provided from time to time in the Bylaws of the corporation.

IX

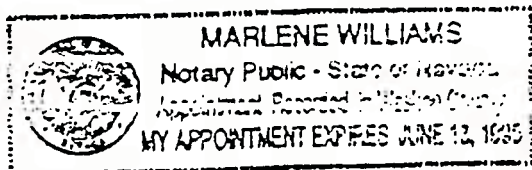
This corporation reserves the right to amend, alter, change or repeal any provisions contained in these Articles of Incorporation in the manner now or hereafter provided by statute, upon the affirmative vote of two thirds of the members of the corporation and all rights conferred upon officers, directors and members herein are granted subject to this reservation, provided that no such amendment shall permit this corporation to engage in business for profit or permit the net earnings of the corporation to inure the direct financial benefit of any officer, director or member of the corporation.

THE UNDERSIGNED, being the incorporator herein before named for the purpose of forming a Nevada corporation in pursuance of the applicable statutes of the State of Nevada do make this certificate hereby declaring and certifying that the facts herein stated are true, and accordingly have hereunto set my hand this 25 day of OCTOBER, 1994.

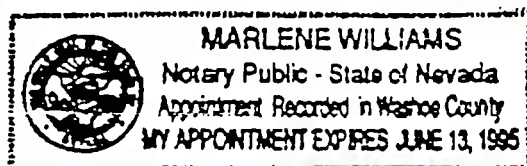

DANIEL ARNOLD

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

This instrument was acknowledged before me on October 25, 1994 by DANIEL ARNOLD as incorporator of Pine Tree Ranch West Association.



NOTARY: Marlene Williams
TITLE: Notary
My Commission Expires: _____



DESCRIPTION (DUXBURY PROPERTY)

All that certain lot, piece or parcel of land situate in the County of Washoe, State of Nevada, described as follows:

All that real property situate in the North Half of the North Half Section 29, Township 18 North, Range 20 East, M.D.B. & M., in the County of Washoe, State of Nevada, more particularly described as follows:

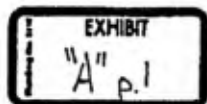
Beginning at the Northeast corner of Section 29, Township 18 North, Range 20 East, M.D.B. & M., said corner being marked by half inch pipe at a fence corner of the North side of the County Road; thence South 0°09' East 532.74 feet along the East line of said Section 29 to a pipe set in the ground; thence North 89°35' West 5,326.49 feet to the West line of said Section 29 where a pipe is set in the ground; thence North 0°20' West 532.74 feet along the West line of said Section 29 to the Northwest corner of said Section marked by a pipe and mound of stone; thence South 89°35' East 5,328.2 feet along the North line of Section 29 and the North side of aforementioned county road to the place of beginning. Situate in the North 1/2 of the North 1/2 of said Section 29.

EXCEPTING THEREFROM the roadway conveyed to the County of Washoe by deed recorded May 31, 1960 in Book 547, Page 71 as Document No. 320482, Deed Records.

Also excepting therefrom that portion thereof deeded to the County of Washoe, a political subdivision of the State of Nevada by deed recorded January 10, 1990 in Book 3020, Page 391 as Document No. 1373756 of Official Records, described as follows:

Beginning at the section corner common to Sections 19, 20, 29 and 30, T.18 N., R.20 E., M.D.B. & M.; thence S. 89°35'00" E. along the section line common to said Section 20 and 29 a distance of 1460.01 to a point; thence S. 13°18'37" W. a distance of 51.29 feet to a point; thence N. 89°35'00" W. a distance of 1447.91 feet to a point on the section line common to said Sections 29 and 30; thence N. 00°20'00" W. along the aforementioned section line a distance of 50.00 feet to the TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM all that land lying Easterly of the Westerly line of that certain roadway conveyed to the County of Washoe by deed recorded February 24, 1993 in Book 3577, Page 934 as Document No. 1549477 of Official Records.



DESCRIPTION OF PEIGH PARCELS

All that certain real property located in the County of Washoe, State of Nevada, more particularly described as follows:

PARCEL ONE

Parcel 1 of Parcel Map No. 2790 filed in the Office of the County Recorder of Washoe County, State of Nevada, on April 14, 1994, as Document No. 1786858

Containing 28.77 acres of land, more or less

EXCEPTING THEREFROM the following parcel of land:

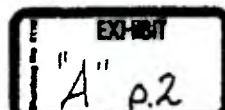
A portion of Parcel 1 of Parcel Map 2790, as shown on the plat thereof, recorded April 14, 1994, as document number 1786858, Official Records of Washoe County, Nevada; situated within the southeast quarter of the northwest quarter of Section 29, T.18N., R.20E., M.D.M., more particularly described as follows:

Beginning at the most southerly corner of said Parcel 1 of Parcel Map 2790; said point being on the westerly line of Wedge Parkway; thence along said westerly line the following two courses and distances:

N 24°36'23" E, 177.12 feet;
along the arc of a tangent 3050.00 foot radius curve to the right through a central angle of 4°50'51" a distance of 257.69 feet;
thence N 17°42'15" W, 39.13 feet;
thence N 40°01'00" W, 60.66 feet;
thence N 46°13'05" W, 82.58 feet;
thence N 16°00'00" W, 89.31 feet;
thence N 09°25'00" W, 84.65 feet;
thence N 29°06'00" W, 72.13 feet to a point on the westerly line of said Parcel 1;
thence along said westerly line S 00°30'43" W, 753.66 feet to the point of beginning.

Containing 1.47 acres of land, more or less

Said parcel being all of Assessor's Parcel No. 049-241-03, together with the northerly one-half



(1/2) of the Steamboat Ditch easement adjoining
said parcel

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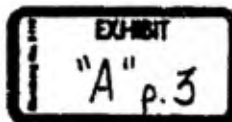


EXHIBIT "B"

All tentative map plans for Pine Creek Ranch West (Washoe County Case No. TM10-16-93) on file with the Washoe County Department of Development Review, including Sheets 1 and 2 of the tentative map drafted and certified by CFA, Inc., as independent and professional engineers, dated October 6, 1993 as Job No. 93-008.00, which comprises the general schematic plan of this subdivision, excepting therefrom that portion of the tentative map located on the east side of Wedge Parkway.

These plans show the proposed common elements, consisting of the landscaping, stormwater detention and drainage ways. The units depicted on the tentative map may be increased by the creation of additional units or common elements anywhere on the tentative map within the subdivision which are not subject to a recorded final map.

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COUNTY CLERK'S OFFICE
BY
Robert S. Adair
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JOE MELTON
COUNTY CLERK
FEE 3500 DEPT. *LM*

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