

**AMENDED AND RESTATED ARTICLES OF INCORPORATION**  
**HIDEAWAY VALLEY PROPERTY OWNERS ASSOCIATION, INC.**

September 27, 2008

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

We the undersigned officers of the Hideaway Valley Property Owners, all being of the age of eighteen years or more, certify that the following Amended and Restated Articles of Incorporation were approved by a majority vote of the Trustees and Association members present in person or by proxy at a duly and properly noticed meeting of the Trustees and Association members on September 27, 2008 which vote was sufficient for approval by the members. These articles were prepared in accord with the provisions of the Utah Revised Nonprofit Corporation Act (U.C.A. §16-6a-101 et seq) and Community Association Act (U.C.A. §57-8a-101 et seq).

**ARTICLE I.**  
**NAME**

The name of the Corporation is HIDEAWAY VALLEY PROPERTY OWNERS ASSOCIATION, INC.

**ARTICLE II.**  
**DURATION**

The corporation shall continue in existence perpetually unless dissolved according to law.

**ARTICLE III.**  
**PURPOSES**

The purposes for which the Corporation is organized are:

- a) To engage in the business of property management and to act as an agent for its members in acquiring, holding, improving, and otherwise dealing with and in respect of real property and real property improvements;
- b) To engage in such other business activities and pursuits as may be reasonably related to the foregoing, and
- c) To provide the other services and perform the other functions set forth in the Declarations of Protective Covenants, as may become desirable or necessary for the benefit of the members and lawfully approved by the members, including the enforcement of covenants, conditions, and restrictions set forth in the Declarations of Protective Covenants.

**ARTICLE IV.**  
**MEMBERSHIP**

The Corporation shall have members consisting of persons owning one (1) or more of the lots (hereinafter designated the "lots") contained within Hideaway Valley Subdivisions (Plat A Lots 1-58, Plat B Lots 1-97, Plat C Lots 201-377, Plat D lots 378-462, and Plat E Lots 463-496 as recorded in the office of the Sanpete County Recorder), Sanpete County, State of Utah (hereinafter designated "Association").

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**HIDEAWAY VALLEY PROPERTY OWNERS ASSOCIATION, INC.**

September 27, 2008

The Association shall have one (1) class of membership. There shall be one membership in the corporation appurtenant to each lot, which membership shall pass automatically to the owner of that lot upon conveyance of title.

On all matters presented to a vote of the members, the holder of each membership shall have one (1) vote per lot.

The Corporation shall not issue shares of stock as evidence of membership; membership is evinced by the recorded documents of ownership of one or more Lots in the Hideaway Valley Subdivisions.

**ARTICLE V.**  
**AMENDMENTS**

These Articles of Incorporation may be amended or replaced from time to time, as permitted by law, by the affirmative vote of a majority of the Members of the Association represented at a duly noticed meeting.

In the event that the Association's corporate status should lapse through negligence, the Board of Trustees may re-file these articles with the State of Utah, provided they do so without revision other than such minor revisions that may be required to facilitate the filing process, itself, or to comply with the then current law.

**ARTICLE VI.**  
**TRUSTEES**

The Corporation shall have a Board of Trustees, which shall consist of five (5), seven (7), or nine (9) Trustees, and maintained as an uneven number of Trustees. The term of a Trustee shall be two years or less, and terms shall be staggered.

The names and addresses of the persons who are to serve as Trustees until the next Annual Meeting of Members and until their successors are duly elected and qualified, are:

Royal Walker,  
[insert address],  
[insert term expiration date]

Clifford Johnson,  
[insert address],  
[insert term expiration date]

Jim Taufer,  
[insert address],  
[insert term expiration date]

Dustin McKinney,  
[insert address],

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September 27, 2008

[insert term expiration date]

Kristin Hatch,  
[insert address],  
[insert term expiration date]

**ARTICLE VII.**  
**PRINCIPAL OFFICE AND REGISTERED AGENT**

The principal business address of the Corporation, is:

HC 13 Box 300-01,  
Fairview, Utah 84629.

Which address may be changed at any time by the Board of Trustees without amendment to these Articles of Incorporation.

The registered agent for the Corporation is:

Royal Walker (insert address)

Acceptance of Appointment

1, Royal Walker, hereby accept the appointment as the registered agent for  
HIDEAWAY VALLEY PROPERTY OWNERS ASSOCIATION, Inc.

\_\_\_\_\_ (signature and date)

The Secretary of State is authorized to accept service of process in the event that the Registered Agent cannot be located.

**ARTICLE VIII:**  
**BY-LAWS**

Provisions for the regulation of the internal affairs of the corporation shall be set forth in the By-Laws.

**ARTICLE IX:**  
**DISTRIBUTIONS**

No part of the net earnings of the Corporation shall inure to the benefit of, or be distributable to its Trustees, officers, or other private persons, except that the Corporation 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. Notwithstanding any other provision of these Articles of Incorporation, the Corporation shall not carry on any other activities not permitted to be carried on (a) by a corporation exempt from federal income tax under Section 501(c)(3) 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.

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September 27, 2008

**ARTICLE X:  
DISSOLUTION**

The holder of each membership shall be entitled to receive the member's pro rata share of the net assets of the Corporation upon dissolution.

**ARTICLE XI  
SIGNATURES**

We, the below signators being the duly elected Board of Trustees, hereby affix our signatures in affirmation that the foregoing is true and correct of our own knowledge, and that this act is performed of our own free will and intent, without duress, coercion or promise of reward.

Royal Walker,  
[insert address], date

Clifford Johnson,  
[insert address], date

Jim Taufer,  
[insert address], date

Dustin McKinney,  
[insert address], date

Kristin Hatch,  
[insert address], date