

FEB 18 1972

ARTICLES OF INCORPORATION

OF

WINTERWOOD VILLAGE UNIT NO. 1

HOMEOWNERS' ASSOCIATION

JOHN KOONTE - SECRETARY OF STATE

*John Koontz*  
NO 485-72

KNOW ALL MEN BY THESE PRESENTS:

That we, the undersigned, have this day voluntarily associated ourselves together for the purpose of forming a non-stock, non-profit corporation under and pursuant to Nevada Revised Statutes 81.410 through 81.540, and we do hereby certify that:

ARTICLE I

The name of the corporation is:

WINTERWOOD VILLAGE UNIT NO. 1

HOMEOWNERS' ASSOCIATION

ARTICLE II

The principal office for the transaction of the business of the corporation shall be located at Community Building of Winterwood Village Unit No. 1, Everglade Street, Las Vegas, County of Clark, State of Nevada.

ARTICLE III

The corporation is not organized for profit and shall not be operated for profit. The corporation is organized and shall be operated exclusively for the promotion of social welfare. It shall be primarily engaged in promoting the common good and general welfare of the people of the whole community. As such, the corporation is organized and shall be operated to promote the recreation, health, safety and welfare of the people of the community and to improve and maintain that property subject to its jurisdiction.

ARTICLE IV

Section 4.01. The members of the governing board shall be styled directors, and the initial number thereof shall be three. Except insofar as inconsistent with the laws of the State of Nevada, the number of directors may be increased or decreased from time to time as shall be provided for by the by-laws of the corporation.

Section 4.02. The names and post office addresses of the three persons selected as directors for the first year or until their successors shall have been elected and shall have accepted office are as follows:

<u>Names</u>	<u>Post Office Addresses</u>
MILDRED K. STOWE	4401 El Parque Las Vegas, Nevada 89102
MARCELINE WILSON	5705 Bartlett Avenue Las Vegas, Nevada 89108
FRANCES ROBUSTELI	4755 Fuentes Way Las Vegas, Nevada 89109

ARTICLE V

The term of existence of this corporation shall be fifty (50) years.

ARTICLE VI

The corporation shall have two classes of voting membership:

- (a) Class A members shall be all owners with the exception of the Declarant (as the terms "owner" and "Declarant" are defined in those covenants, conditions and restrictions of Winterwood Village Unit No. 1, recorded February 16, 1972, as Instrument No. 167263 in Book 208, Official Records, in the

Office of the County Recorder, Clark County, Nevada) and shall be entitled to one vote for each lot owned. When more than one person holds an interest in any lot, all such persons shall be members. The vote for such lot shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any such lot.

- (b) The Class B member(s) shall be the Declarant and shall be entitled to eighteen (18) votes for each lot owned. At any time, at the sole discretion of Declarant, Class B membership, for one or any number of lots, may be converted to Class A membership, by sending the Board of Directors of the corporation notice thereof, said notice to be given in such manner as the by-laws of the corporation designate for the giving of notices.

#### ARTICLE VII

After the original adoption of a code of by-laws, the directors shall have the power to make additional by-laws and to alter the by-laws previously adopted.

#### ARTICLE VIII

The names and addresses of the incorporators signing these Articles of Incorporation are as follows:

<u>Names</u>	<u>Post Office Addresses</u>
MARCELINE WILSON	5705 Bartlett Avenue Las Vegas, Nevada 89108
MARY LOU HOLT	3707 Cherokee Avenue Las Vegas, Nevada 89109
FRANCES ROBUSTELI	4755 Fuentes Way Las Vegas, Nevada 89109

IN WITNESS WHEREOF, the undersigned incorporators have executed these Articles of Incorporation on this 17<sup>th</sup> day of February, 1972.

Marceline Wilson  
Marceline Wilson

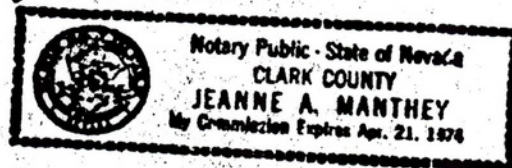
Mary Lou Holt  
Mary Lou Holt

Frances Robustelli  
Frances Robustelli

I, the undersigned, a Notary Public, duly commissioned to take acknowledgements and administer oaths in the State of Nevada, do hereby certify that on this day personally appeared before me Marceline Wilson, Mary Lou Holt, and Frances Robustelli, who, being by me first duly sworn, declared that they are the incorporators referred to in Article VIII of the foregoing Articles of Incorporation, and that they signed these Articles as Incorporators of the corporation and that the statements contained therein are true.

WITNESSETH my hand and Notarial Seal this 17<sup>th</sup> day of February, 1972.

Jeanne A. Manthey  
Notary Public



FEB 18 1972

ARTICLES OF INCORPORATION  
OF  
WINTERWOOD VILLAGE UNIT NO. 1  
HOMEOWNERS' ASSOCIATION

JOHN KOONTZ - SECRETARY OF STATE

*John Koontz*  
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ARTICLE VI

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- (a) Class A members shall be all owners with the exception of the Declarant (as the terms "owner" and "Declarant" are defined in those covenants, conditions and restrictions of Winterwood Village Unit No. 1, recorded February 16, 1972, as Instrument No. 167263 in Book 208, Official Records, in the

Office of the County Recorder, Clark County, Nevada) and shall be entitled to one vote for each lot owned. When more than one person holds an interest in any lot, all such persons shall be members. The vote for such lot shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any such lot.

- (b) The Class B member(s) shall be the Declarant and shall be entitled to eighteen (18) votes for each lot owned. At any time, at the sole discretion of Declarant, Class B membership, for one or any number of lots, may be converted to Class A membership, by sending the Board of Directors of the corporation notice thereof, said notice to be given in such manner as the by-laws of the corporation designate for the giving of notices.

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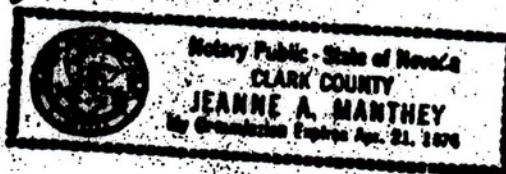
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Jeanne A. Manthey  
Notary Public





**ARTICLES OF INCORPORATION  
OF  
WINTERWOOD VILLAGE UNIT NO. 1  
HOMEOWNERS' ASSOCIATION**

**FILED AT THE REQUEST OF**

MONEL, SAWYER & WARTMAN, LTD.  
302 East Carson Ave.  
Las Vegas, Nev. 89101

**February 18, 1972**  
(DATE)

*John Koontz*

**JOHN KOONTZ, SECRETARY OF STATE**

*[Signature]*  
**(BY) DEPUTY SECRETARY OF STATE**

**No 485-72**

**FILING FEE \$ no fee**

224

**NOTES**

This map is for information use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other un-assessed parcels may be obtained from the local Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

**MAP LEGEND**

Parcel Boundary: Solid line  
 Subd Boundary: Dashed line  
 Road Easement: Dotted line  
 P/L/D Boundary: Long-dashed line  
 Non-Parcel Lot Line: Short-dashed line  
 Match Line: Dash-dot line  
 Road ID Number: Solid line with 'R' symbol

ASSESSOR'S PARCELS - CLARK CO., NV.  
 M. W. Schofield, Assessor

Parcel Number: 601  
 Acreage: 1.90  
 Parcel Sub/Seq Number: 202  
 P/L/D Recording Number: 10-1-15  
 Block Number: 5  
 Lot Number: 5  
 Gov. Lot Number: 5

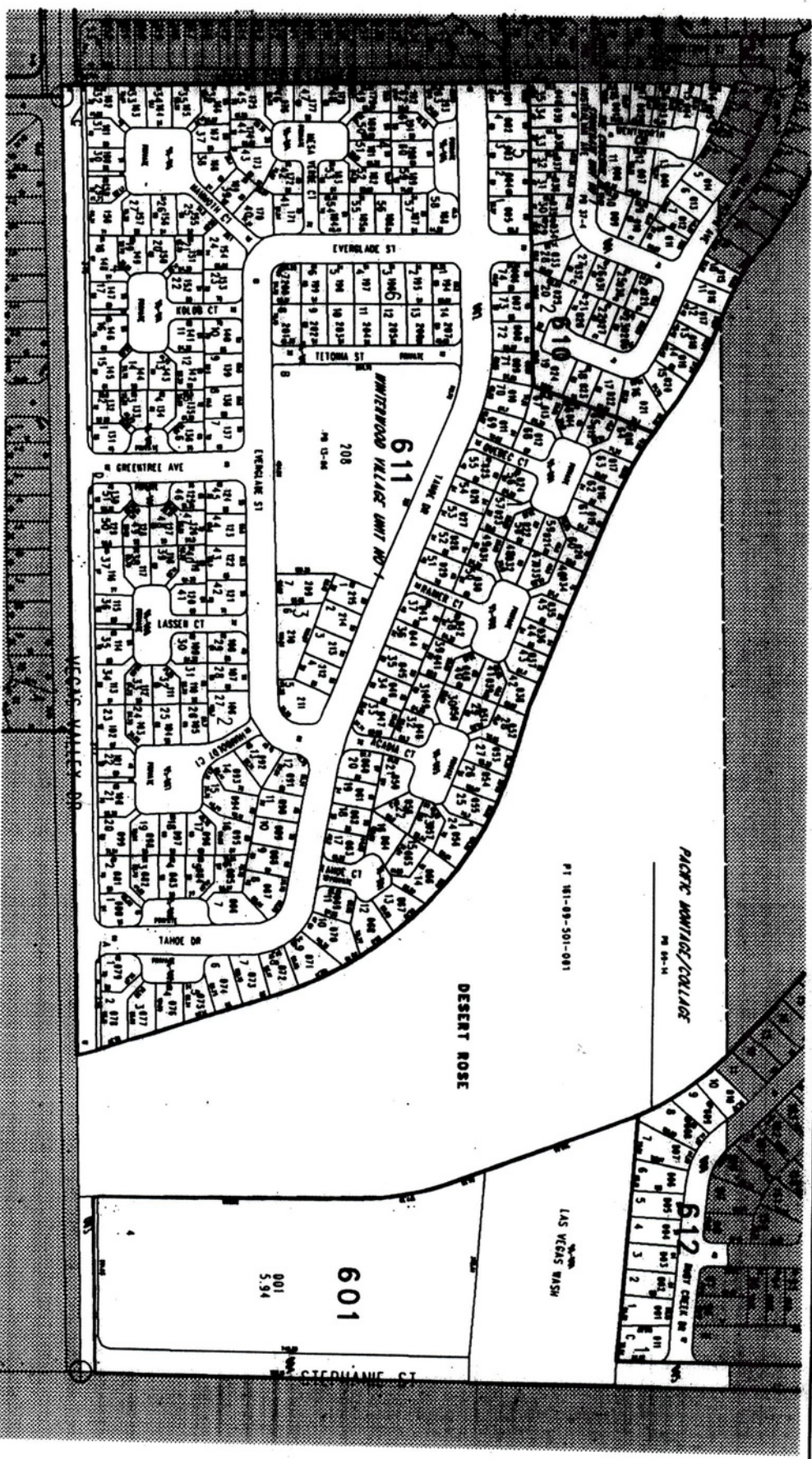
T21S R62E

1206	1205	1204	1203
139	140	141	142
143	144	145	146
147	148	149	150
151	152	153	154
155	156	157	158
159	160	161	162

Scale: 1"=150'

Rev: 01/18/98

161-09-6



TAX DIST 340

10

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February 18, 1972  
(DATE)

*John Koontz*

JOHN KOONTZ, SECRETARY OF STATE

*John Koontz*  
(BY) DEPUTY SECRETARY OF STATE

STATE OF NEVADA  
DEPARTMENT OF STATE  
No. 485-72  
FILING FEE \$ no fee  
I hereby certify that this is a true and complete copy of the document as filed in this office.

NOV 9 1982 DATED

*Frankie Sue Del Papa*  
FRANKIE SUE DEL PAPA  
Secretary of State

324

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

FEB 18 1972

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*John Koontz*  
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