



BARBARA K. CEGAVSKE
Secretary of State
202 North Carson Street
Carson City, Nevada 89701-4201
(775) 684-5708
Website: www.nvsos.gov
www.nvsilverflume.gov

Filed in the Office of
Barbara K. Cegavske
Secretary of State
State Of Nevada

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Filing Number	20201019008
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Formation - Nonprofit Corporation

NRS 82 - Articles of Incorporation Nonprofit NRS 81.010 - Formation of Nonprofit Cooperative Corporation With or Without Stock NRS 81.170-81.270 - Articles of Cooperative Association

NRS 80 - Foreign Nonprofit Corporation NRS 81.410 - Articles of Incorporation Nonprofit Cooperative Corporation Without Stock

TYPE OR PRINT - USE DARK INK ONLY - DO NOT HIGHLIGHT

1. Name of Entity: (If foreign, name in home jurisdiction)	Skye Hills Community Association		
2. Registered Agent for Service of Process: (Check only one box)	<input checked="" type="checkbox"/> Commercial Registered Agent (name only below)	<input type="checkbox"/> Noncommercial Registered Agent (name and address below)	<input type="checkbox"/> Office or position with Entity (title and address below)
	OLYMPIA MANAGEMENT SERVICES LLC		
	Name of Registered Agent OR Title of Office or Position with Entity		
	11411 SOUTHERN HIGHLANDS PKWY STE 100	LAS VEGAS	Nevada 89141
	Street Address	City	Zip Code
	Mailing Address (If different from street address)	City	Zip Code
2a. Certificate of Acceptance of Appointment of Registered Agent:	I hereby accept appointment as Registered Agent for the above named Entity. If the registered agent is unable to sign the Articles of Incorporation, submit a separate signed Registered Agent Acceptance form.		
	X Angela Rock for Olympia Management Services		
	11/02/2020		
	Authorized Signature of Registered Agent or On Behalf of Registered Agent Entity Date		
3. Names and Addresses of the Board of Directors, Member, or Trustees (NRS 81.410 must not be less than three members, see instructions)	1) Chris Armstrong		
	Name		
	11411 Southern Highlands Parkway, Ste. 300	Las Vegas	NV 89141
	Address	City	State Zip Code
	2) Rick Rexus		
	Name		
	11411 Southern Highlands Parkway, Ste. 300	Las Vegas	NV 89141
	Address	City	State Zip Code
	3) Bobby Williams		
	Name		
	11411 Southern Highlands Parkway, Ste. 300	Las Vegas	NV 89141
	Address	City	State Zip Code
4. Jurisdiction of Incorporation: (NRS 80 only)	4a. Jurisdiction of incorporation:	4b. I declare this entity is in good standing in the jurisdiction of its incorporation. <input type="checkbox"/>	
5. Authorized Shares: (Number of shares corporation is authorized to issue, NRS 80 and NRS 81.010)	Number of common shares with Par value: 0	Par value: \$ 0	
	Number of preferred shares with Par value: 0	Par value: \$ 0	
	Number of shares with no par value: 0		
	If a Nonprofit Entity: (NRS 80 only)	<input type="checkbox"/> This is a nonprofit entity with authorized stock, as listed above.	<input type="checkbox"/> This entity is a nonprofit, non-stock corporation.



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Continued, Page 2

6. Benefit Corporation: (For NRS 81.010, optional. see instructions.)	By selecting "Yes" you are indicating that the corporation is organized as a benefit corporation pursuant to NRS Chapter 78B with a purpose of creating a general or specific public benefit. The purpose for which the benefit corporation is created must be disclosed in the below purpose field. <input checked="" type="checkbox"/> Yes		
7. Purpose: (Required for NRS 80, NRS 81.010, NRS 81.170-81.270, 81.410, and any entity selecting Benefit Corporation. See instructions.)	The Association is organized pursuant to Chapter 82 of Nevada Revised Statutes (NRS) as a Nevada nonprofit corporation and pursuant to NRS Chapter 116, the Nevada Uniform Common Interest Ownership Act . . . (see attached continuation sheet)		
8. Member Property Rights: (NRS 81.010 see instructions)	The property rights and interest of each member are: <input type="checkbox"/> Equal OR <input type="checkbox"/> Unequal		
9. Member Property Rights: (NRS 81.410 see instructions)	The voting power and the property rights and interest of each member are: <input type="checkbox"/> Equal OR <input type="checkbox"/> Unequal		
10. Term: (NRS 81.010, 81.170-81.270, 81.410 may be perpetual)	The term of existence: (if existence is not perpetual)	11. Equal Interest Rights: (NRS 81.170-81.270)	The interest and right of each member therein is to be equal.
12. Membership Fee: (NRS 81.170-81.270, must be completed)	The membership fee is \$ <input type="text"/> per member. Each member signing the articles has paid the fee and their interests and rights are equal.		
13. Name, Address and Signature of: NRS 80 Name, title and signature making the statement. NRS 81.010 Name, address and signature of three or more of the original members, a majority of whom must be residents of this state. NRS 81.410 and 82 Name, address and signature of the Incorporator(s). NRS 81.170 Must be signed by the original associates or members.	<p>I declare, to the best of my knowledge under penalty of perjury, that the information contained herein is correct and acknowledge that pursuant to NRS 239.330, it is a category C felony to knowingly offer any false or forged instrument for filing in the Office of the Secretary of State.</p> <p>Rick Rexus <input type="text"/> United States <input type="text"/> Name <input type="text"/> Country <input type="text"/> 11411 Southern Highlands Pkwy, Ste. 300 <input type="text"/> Las Vegas <input type="text"/> NV <input type="text"/> 89141 Address <input type="text"/> City <input type="text"/> State <input type="text"/> Zip/Postal Code X Rick Rexus <input type="text"/> (attach additional page if necessary)</p>		

AN INITIAL LIST OF OFFICERS MUST ACCOMPANY THIS FILING

Please include any required or optional information in space below:

(attach additional page(s) if necessary)

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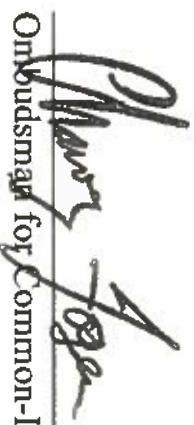
State of Nevada
Department of Business and Industry
Real Estate Division

HOMEOWNER ASSOCIATION REGISTRATION CERTIFICATION

This shall serve as verification of registration of Skye Hills Community Association with the Office of the Ombudsman for Common-Interest Communities, as mandated by Nevada Revised Statutes (NRS) chapters 78, 82, 87 and 88.

This registration certification expires November 2, 2021.

Certified this 2nd day of November 2020.


Ombudsman for Common-Interest Communities 
 Administrator, Real Estate Division



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ABOVE SPACE IS FOR OFFICE USE ONLY

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<p>1. Name of Entity: (If foreign, name in home jurisdiction)</p> <p>2. Registered Agent for Service of Process: (Check one box)</p>	<p>SKYE HILLS COMMUNITY ASSOCIATION</p> <p><input checked="" type="checkbox"/> Commercial Registered Agent (name only below) <input type="checkbox"/> Noncommercial Registered Agent (name and address below) <input type="checkbox"/> Office or Position with Entity (title and address below)</p> <p>Olympia Management Services</p> <p>Name of Registered Agent OR Title of Office or Position with Entity</p> <p>Street Address City Nevada</p> <p>Mailing Address (if different from street address) City Zip Code</p> <p>Nevada</p>		
<p>2a. Certificate of Acceptance of Appointment of Registered Agent:</p>	<p><i>I hereby accept appointment as Registered Agent for the above named Entity. If the registered agent is unable to sign the Articles of Incorporation, submit a separate signed Registered Agent Acceptance form.</i></p> <p><i><u>Angela K. Rock</u></i></p> <p>Authorized Signature of Registered Agent or On Behalf of Registered Agent Entity Date</p>		
<p>3. Names and Addresses of the Board of Directors, Member, or Trustees (NRS 81.410 must not be less than three members, see instructions)</p>	<p>1) Chris Armstrong USA Name Country</p> <p>11411 Southern Highlands Parkway, Ste. 300 Las Vegas NV 89141</p> <p>Street Address City State Zip/Postal Code</p> <p>2) Rick Rexus USA Name Country</p> <p>11411 Southern Highlands Parkway, Ste. 300 Las Vegas NV 89141</p> <p>Street Address City State Zip/Postal Code</p> <p>3) Bobby Williams USA Name Country</p> <p>11411 Southern Highlands Parkway, Ste. 300 Las Vegas NV 89141</p> <p>Street Address City State Zip/Postal Code</p>		
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<p>5. Authorized Shares: (Number of shares corporation is authorized to issue, NRS 80 and NRS 81.010)</p>	<p>Number of common shares with Par value: Par value: \$</p> <p>Number of preferred shares with Par value: Par value: \$</p> <p>Number of shares with no par value:</p> <p>If a Nonprofit Entity: (NRS 80 only) <input type="checkbox"/> This is a nonprofit entity with authorized stock, as listed above. <input type="checkbox"/> This entity is a nonprofit non-stock corporation.</p>		

This form must be accompanied by appropriate fees.



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Article 7 and Articles 14 through 21 are continued on attached pages.

**ATTACHMENT TO
ARTICLES OF INCORPORATION NONPROFIT**

SKYE HILLS COMMUNITY ASSOCIATION

Article 7. **Purposes and Powers.** Skye Hills Community Association (the "Association") is a nonprofit corporation organized under Chapter 82 of the Nevada Revised Statutes ("NRS") and pursuant to NRS Chapter 116, the Nevada Uniform Common Interest Ownership Act (as now or hereafter in effect, the "Act"). The purpose of the Association is to engage in any lawful act or activity for which a corporation may be organized under such law.

(a) By way of explanation and not by way of limitation, the purposes for which it is formed are:

- (i) to be and constitute the Association to which reference is made in the Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Skye Hills (the "Declaration"), recorded or to be recorded in the public records of Clark County, Nevada; to perform all obligations and duties of the Association; to exercise all rights and powers of the Association, as specified therein, in the Bylaws of the Association ("Bylaws") and as provided by law; and
- (ii) to provide an entity for the furtherance of the interests of the owners of real property subject to the Declaration.

(b) In furtherance of its purposes, the Association shall have the following powers, which, unless indicated otherwise by the Declaration or Bylaws, may be exercised by the Board of Directors:

- (i) all of the powers conferred upon nonprofit corporations under NRS Chapter 82, common law and otherwise under the statutes of the State of Nevada in effect from time to time;
- (ii) all of the powers conferred upon an "Association" under the Act; and
- (iii) all of the powers necessary or desirable to perform the obligations and duties and to exercise the rights and powers set out in these Articles, the Bylaws, and the Declaration.

(c) The foregoing enumeration of powers shall not limit or restrict in any manner the exercise of other and further rights and powers which may now or hereafter be allowed or permitted by law, and the powers specified in each of the paragraphs of this Article are independent powers, not to be restricted by reference to or inference from the terms of any other paragraph or provisions of this Article.

///

Article 14. **Membership.** Every Person who is an Owner of a Lot subject to the Declaration shall be a member of the Association. The foregoing is not intended to include Persons who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any Lot subject to the Declaration.

Article 15. Certificates. The Association shall not be required to issue membership certificates.

Article 16. Voting. The Association shall have two (2) classes of membership:

(a) Class A. Class A shall be composed of all of the Owners of Residential Lots. Each Owner shall have one (1) equal vote for each Residential Lot in which it holds the interest required for membership under Section 6.2, except that there shall be only one (1) vote per Lot.

(b) Class B. Class B shall be composed of all of the Owners of Multi-Family Lots, Commercial Lots, and Mixed-Use Lots. Each Owner of a Multi-Family Lot, Commercial Lot, and/or Mixed-Use Lot shall have one (1) equal vote for each Assessment Share allocated to such Owner's Lot under the Declaration. Notwithstanding the foregoing, if a Multi-Family Lot is the subject of a Conversion in conformance with the requirements of the Declaration, then, from and after the date that the Supplemental Declaration is Recorded that establishes the Multi-Family Lot as a "common-interest community," each "unit" (as defined in the NRS Chapter 116) therein shall be deemed to be a Residential Lot for the purposes of the Declaration.

Article 17. Liability of Directors. No officer, trustee, director or other possessor of the corporate powers of the Association shall be liable to the Association, its Members, or any other person or entity for any type of damages for any act or omission arising out of a breach of the duty of care or other duty regarding the management or operation of the Association unless the act or omission involves willful or wanton misfeasance or gross negligence.

Article 18. Exemption. To the extent permitted by law, the private property of each and every Member, officer, and director of the Association real or personal, tangible or intangible, now owned or hereafter acquired by any of them, is and shall be forever exempt from all debts and obligations of the Association of any kind whatsoever.

Article 19. Amendments. These Articles may be amended only upon a resolution duly adopted by the Board of Directors, the affirmative vote of at least eighty percent (80%) of the total voting power of the Association vote, the affirmative vote of a majority of the Board, and the consent of the Declarant so long as the Declarant or any affiliate of Declarant owns or has rights to acquire any property subject to the Declaration or which may be added to the Declaration by the Declarant. No amendment of these Articles shall be in conflict with the Declaration.

Article 20. Dissolution or Transfer of Assets. So long as there is any Lot for which the Association is obligated to provide management, maintenance, preservation or control, then, without the approval of at least eighty percent (80%) of the voting power of the Association, the Association or any person acting on its behalf shall not transfer all or substantially all of its assets or file a certificate of dissolution. Upon dissolution of the Association, other than incident to a merger or consolidation, the net assets of the Association shall be distributed in accordance with the Declaration and the Act.

Article 21. Definitions. Unless otherwise defined herein, the words used in these Articles shall have the same meaning as set forth in the Declaration, unless the context shall prohibit.