



**BARBARA K. CEGAUSKE**  
Secretary of State  
202 North Carson Street  
Carson City, Nevada 89701-4201  
(775) 684-5708  
Website: [www.nvsos.gov](http://www.nvsos.gov)  
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Filed in the Office of <i>Barbara K. Cegauske</i> Secretary of State State Of Nevada	Business Number <b>E10190092020-0</b> Filing Number <b>20201019008</b> Filed On <b>11/02/2020 15:04:49 PM</b> Number of Pages <b>7</b>
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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

<b>1. Name of Entity:</b> (If foreign, name in home jurisdiction)	<b>Skye Hills Community Association</b>
<b>2. Registered Agent for Service of Process:</b> (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) <div>OLYMPIA MANAGEMENT SERVICES LLC</div> <div>Name of Registered Agent OR Title of Office or Position with Entity</div> <div>11411 SOUTHERN HIGHLANDS PKWY STE 100 LAS VEGAS Nevada 89141</div> <div>Street Address City Zip Code</div> <div>Mailing Address (If different from street address) City Zip Code</div>
<b>2a. Certificate of Acceptance of Appointment of Registered Agent:</b>	<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> <div>X Angela Rock for Olympia Management Services 11/02/2020</div> <div>Authorized Signature of Registered Agent or On Behalf of Registered Agent Entity Date</div>
<b>3. Names and Addresses of the Board of Directors, Member, or Trustees</b>  (NRS 81.410 must not be less than three members, see instructions)	<div>1) Chris Armstrong</div> <div>Name</div> <div>11411 Southern Highlands Parkway, Ste. 300 Las Vegas NV 89141</div> <div>Address City State Zip Code</div> <div>2) Rick Rexius</div> <div>Name</div> <div>11411 Southern Highlands Parkway, Ste. 300 Las Vegas NV 89141</div> <div>Address City State Zip Code</div> <div>3) Bobby Williams</div> <div>Name</div> <div>11411 Southern Highlands Parkway, Ste. 300 Las Vegas NV 89141</div> <div>Address City State Zip Code</div>
<b>4. Jurisdiction of Incorporation:</b> (NRS 80 only)	<div>4a. Jurisdiction of incorporation:</div> <div>4b. I declare this entity is in good standing in the jurisdiction of its incorporation.</div>
<b>5. Authorized Shares:</b> (Number of shares corporation is authorized to issue, NRS 80 and NRS 81.010)	<div>Number of common shares with Par value: 0 Par value: \$ 0</div> <div>Number of preferred shares with Par value: 0 Par value: \$ 0</div> <div>Number of shares with no par value: 0</div> <div>If a Nonprofit Entity: <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.</div>



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## Formation - Non-profit Corporation

Continued, Page 2

<b>6. Benefit Corporation:</b> (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.		Yes <input type="checkbox"/>												
<b>7. Purpose:</b> (Required for NRS 80, NRS 81.010, NRS 81.170-81.270, 81.410, and any entity selecting Benefit Corporation. See instructions.)	<b>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)</b>														
<b>8. Member Property Rights:</b> (NRS 81.010 see instructions)	The property rights and interest of each member are: <input type="checkbox"/> Equal <b>OR</b> <input type="checkbox"/> Unequal														
<b>9. Member Property Rights:</b> (NRS 81.410 see instructions)	The voting power and the property rights and interest of each member are: <input type="checkbox"/> Equal <b>OR</b> <input type="checkbox"/> Unequal														
<b>10. Term:</b> (NRS 81.010, 81.170-81.270, 81.410 may be perpetual)	The term of existence: (if existence is not perpetual)	<input type="text"/>	<b>11. Equal Interest Rights:</b> (NRS 81.170-81.270) The interest and right of each member therein is to be equal.												
<b>12. Membership Fee:</b> (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.														
<b>13. Name, Address and Signature of:</b>  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> <table border="1"><tr><td><b>Rick Rexus</b></td><td><b>United States</b></td></tr><tr><td>Name</td><td>Country</td></tr><tr><td><b>11411 Southern Highlands Pkwy, Ste. 300</b></td><td><b>Las Vegas</b></td><td><b>NV</b></td><td><b>89141</b></td></tr><tr><td>Address</td><td>City</td><td>State</td><td>Zip/Postal Code</td></tr></table> <p><b>X Rick Rexus</b> (attach additional page if necessary)</p>			<b>Rick Rexus</b>	<b>United States</b>	Name	Country	<b>11411 Southern Highlands Pkwy, Ste. 300</b>	<b>Las Vegas</b>	<b>NV</b>	<b>89141</b>	Address	City	State	Zip/Postal Code
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### 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)

Filed in the Office of <i>Barbara K. Cegavske</i>	Business Number <b>E10190092020-0</b>
Secretary of State State Of Nevada	Filing Number <b>20201019008</b>
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	Number of Pages <b>7</b>

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 2<sup>nd</sup> day of November 2020.

*[Signature]*  
Ombudsman for Common-Interest Communities

*[Signature]*  
Administrator, Real Estate Division



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ABOVE SPACE IS FOR OFFICE USE ONLY

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### 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)

- ☒ Commercial Registered Agent (name only below) ☐ Noncommercial Registered Agent (name and address below) ☐ Office or Position with Entity (title and address below)

Olympia Management Services

Name of Registered Agent OR Title of Office or Position with Entity

Nevada

Street Address

City

Zip Code

Nevada

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.

*Angela K. Rock*  
 x \_\_\_\_\_  
 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

USA

Country

11411 Southern Highlands Parkway, Ste. 300

Las Vegas

NV 89141

Street Address

City

State Zip/Postal Code

2) Rick Rexius

Name

USA

Country

11411 Southern Highlands Parkway, Ste. 300

Las Vegas

NV 89141

Street Address

City

State Zip/Postal Code

3) Bobby Williams

Name

USA

Country

11411 Southern Highlands Parkway, Ste. 300

Las Vegas

NV 89141

Street Address

City

State Zip/Postal 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. ☐

### 5. Authorized Shares:

(Number of shares corporation is authorized to issue, NRS 80 and NRS 81.010)

Number of common shares with Par value:

Par value: \$

Number of preferred shares with Par value:

Par value: \$

Number of shares with no par value:

If a Nonprofit Entity: (NRS 80 only)

☐ This is a nonprofit entity with authorized stock, as listed above.

☐ This entity is a nonprofit, non-stock corporation.



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<b>7. Purpose:</b> (Required, 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)	
<b>8. Member Property Rights:</b> (NRS 81.010, see instructions)	The property rights and interest of each member are: <input type="checkbox"/> Equal OR <input type="checkbox"/> Unequal	
<b>9. Member Property Rights:</b> (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	
<b>10. Term:</b> (NRS 81.010, 81.170-81.270, 81.410 may be perpetual)	Latest date upon which the corporation is to exist: (if existence is not perpetual) _____	<b>11. Equal Interest Rights:</b> (NRS 81.170-81.270) The interest and right of each member therein is to be equal.
<b>12. Membership Fee:</b> (NRS 81.170-81.270, must be completed)	The membership fee is \$ _____ per member. Each member signing the articles has paid the fee and their interests and rights are equal.	
<b>13. Name, Address and Signature of:</b>  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><u>Rick Rexius</u> <u>United States</u> Name Country <u>11411 Southern Highlands Pkwy</u> <u>Las Vegas</u> <u>NV</u> <u>89141</u> Address City State Zip/Postal Code <b>X</b> <u><i>Rick Rexius</i></u> Name Country _____ Name Country <u>X</u> _____ Address City State Zip/Postal Code <u>X</u> _____ Name Country _____ Address City State Zip/Postal Code <u>X</u> _____ (attach additional page if necessary)</p>	

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Please include any required or optional information in space below:  
(attach additional page(s) if necessary)

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.

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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.