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Department of Corporation
for filing has been filed
13th day of Sep 20-11

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ARTICLES OF INCORPORATION

OF

FAIRWAY SPRINGS SKI & GOLF VILLAS OWNERS ASSOCIATION, INC
A Utah Nonprofit Corporation

KNOW ALL MEN BY THESE PRESENTS that the undersigned natural person(s), being over the age of twenty one (21) years and for the purpose of forming a corporation under the Utah Non-Profit Corporation and Co-operative Association Act, hereby adopt the following Articles of Incorporation

ARTICLE I

NAME

The name of the Corporation (hereinafter called the "Association") is **FAIRWAY SPRINGS SKI & GOLF VILLAS OWNERS ASSOCIATION, INC**

ARTICLE II

DURATION

The Association shall exist perpetually unless and until dissolved according to law

ARTICLE III

PURPOSES AND POWERS OF THE ASSOCIATION

This Association is organized as a nonprofit corporation and does not contemplate the distribution of income to its members, trustees or officers and its object is not the generation of pecuniary profit. The specific primary purposes for which it is formed are to provide for the acquisition, construction management, operation, administration, maintenance, repair, improvement preservation and architectural control of Association property within that certain condominium development situated in Park City, Summit County Utah commonly known as FAIRWAY SPRINGS SKI & GOLF VILLAS and to promote the health, safety, welfare recreation, education, and social interaction of all residents within the above described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association for such purpose, all according to that certain Declaration Of Condominium for Fairway Springs Ski & Golf Villas (as the same has been or may be amended the Declaration) recorded with respect to said property in the Office of the Recorder of Summit County

In furtherance of said purposes and subject to the approval of members as required by the Bylaws, this Association shall have power to

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Amount Paid: \$105.00

(a) Perform the duties and obligations of the Association as set forth in the Declaration,

(b) Fix levy collect and enforce Assessments and fines as set forth in the Declaration,

(c) Pay all expenses and obligations incurred by the Association in the conduct of its business including, without limitation all licenses, taxes or governmental charges levies or impositions against the Association property,

(d) Acquire (by gift, purchase or otherwise) own, hold improve use build upon, operate maintain convey, sell lease, exchange transfer dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association,

(e) Make contracts and incur liabilities, borrow money and mortgage pledge deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred

(f) Dedicate, sell, transfer, or grant easements over all or any part of any Association Common Area to any public agency, authority or utility for such purposes and subject to such conditions as may be set forth in the Declaration,

(g) Participate in mergers and consolidations with other nonprofit corporations organized for the same purposes or annex additional property to the property managed by the Association, and

(h) Have and exercise any and all powers, rights and privileges which a corporation organized under the Utah Non Profit and Co-operative Association Act by law may now or hereafter have or exercise

ARTICLE IV

MEMBERS AND MEMBERSHIP

1 Non Stock Corporation Participation in management and ownership of the Association shall be by membership only The Association shall issue no stock and shall have no shareholders

2 Membership The Association shall have voting members The owner of a unit shall automatically, upon becoming an owner, be a voting member of the Association, and shall remain a member thereof until such time as his ownership ceases for any reason, at which time his membership in the Association shall automatically cease Membership shall be in accordance with these Articles of Incorporation, the

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Bylaws of the Association and the Declaration

3 Transferred Membership Membership in the Association shall not be transferred, pledged or alienated in any way, except upon the transfer of ownership of the unit to which it is appurtenant and then only to the new owner. Any attempt to make a prohibited transfer is void. In the event the owner of any unit should fail or refuse to transfer the membership registered in his name to the purchaser of his unit, the Association shall have the right to record the transfer upon its books and thereupon the old membership outstanding in the name of the seller shall be null and void.

4 Classes of Membership The Association shall have one (1) class of voting membership established according to the following provisions:

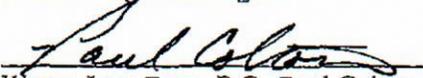
(a) Class A Membership Class A membership shall be that held by each owner of a unit in Fairway Springs Ski & Golf Villas, and each Class A Member shall be entitled to the number of votes related to square footage as specifically set forth in Exhibit "B" of the Declaration, as the same may be amended from time to time. If a unit is owned by more than one (1) person, each such person shall be a member of the Association but all the votes for any particular unit must be exercised together and may not be further subdivided among multiple owners of the same unit.

5 Limitation of Payment to Dissenting Member Except upon dissolution of the Association a dissenting member shall not be entitled to any return of any contribution or other interest in the Association.

ARTICLE V

INITIAL PRINCIPAL OFFICE AND AGENT

The initial principal office of the Association shall be at 1745 Sidewinder Drive, Park City, Utah 84060, which office may be changed at any time by the Management Committee without amendment of these Articles. The initial registered agent at such address shall be Wrona Law Firm P.C. Paul Colton. The undersigned does hereby agree to act as registered agent.


Wrona Law Firm P.C. Paul Colton,
Registered Agent

ARTICLE VI

MANAGEMENT COMMITTEE INCORPORATOR

The affairs of this Association shall be managed initially by a Management Committee of three (3) members, who are not required to be members of the Association.

The number of Management Committee members may be changed in accordance with the Bylaws of the Association. The names and address of the individuals, who shall act as the current Management Committee members of the Association until the selection of their successors, are:

Name

Kenneth Abdalla
15332 Antioch Street #528
Pacific Palisades CA 90272

Kay Stoneburner
15332 Antioch Street, #528
Pacific Palisades, CA 90272

Joseph Wrona
1745 Sidewinder Drive
Park City, UT 84060

The name and address of the incorporator of the Association is:

Paul Colton
1745 Sidewinder Drive
Park City, UT 84098

ARTICLE VII

DISSOLUTION

In the event of the dissolution, liquidation, or winding up of the Association, after paying or adequately providing for the debts and obligations of the Association, the Management Committee or persons in charge of the liquidation shall divide the remaining assets among the members of the Association in accordance with their respective rights thereto.

For the purpose of forming this Association under the laws of the State of Utah, the undersigned, as the incorporator of this Association has executed these Articles of Incorporation on the 8th day of September, 2011.


Paul Colton Incorporator

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