



ROSS MILLER
 Secretary of State
 204 North Carson Street, Suite 4
 Carson City, Nevada 89701-4520
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 Website: www.nvsos.gov



040601

**Nonprofit
 Articles of Incorporation**
 (PURSUANT TO NRS CHAPTER 82)

Filed in the office of Ross Miller Secretary of State State of Nevada	Document Number 20130561732-20
	Filing Date and Time 08/27/2013 11:12 AM
	Entity Number E0418712013-8

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1. Name of Corporation:	VERADA VIEW AT PROVIDENCE HOMEOWNERS' ASSOCIATION
2. Registered Agent for Service of Process: (check only one box)	<input checked="" type="checkbox"/> Commercial Registered Agent: MARY WENDELL <small>Name</small> <input type="checkbox"/> Noncommercial Registered Agent (name and address below) OR <input type="checkbox"/> Office or Position with Entity (name and address below) <small>Name of Noncommercial Registered Agent OR Name of Title of Office or Other Position with Entity</small> 1820 E SAHARA AVE, SUITE 101 LAS VEGAS Nevada 89104 <small>Street Address City State Zip Code</small> PO BOX 12117 LAS VEGAS Nevada 89112 <small>Mailing Address (if different from street address) City State Zip Code</small>
3. Names and Addresses of the Board of Directors/Trustees: (each Director/Trustee must be a natural person at least 18 years of age; attach additional page if more than four directors/trustees)	1) ROBYN HOGAN <small>Name</small> 8925 W. RUSSELL ROAD LAS VEGAS NV 89148 <small>Street Address City State Zip Code</small> 2) JAY ASTON <small>Name</small> 8925 W. RUSSELL ROAD LAS VEGAS NV 89112 <small>Street Address City State Zip Code</small> 3) JEFF STEVENS <small>Name</small> 8925 W. RUSSELL ROAD LAS VEGAS NV 89112 <small>Street Address City State Zip Code</small> 4) <small>Name</small> <small>Street Address City State Zip Code</small>
4. Purpose: (required; continue on additional page if necessary)	The purpose of the corporation shall be: MANAGEMENT OF THE ASSOCIATION'S PROPERTY
5. Name, Address and Signature of Incorporator: (attach additional page if more than one incorporator)	DOUGLAS R. MALAN X <small>Name Incorporator Signature</small> 720 SOUTH FOURTH STREET, SUITE 300 LAS VEGAS NV 89101 <small>Address City State Zip Code</small>
6. Certificate of Acceptance of Appointment of Registered Agent:	I hereby accept appointment as Registered Agent for the above named Entity. X <small>Authorized Signature of Registered Agent or On Behalf of Registered Agent Entity</small> 08/27/13 <small>Date</small>

**Additional Articles for VERADA VIEW AT PROVIDENCE
HOMEOWNERS' ASSOCIATION,
a Nevada non-profit corporation**

**ARTICLE 3 (continued)
DIRECTORS**

The initial Board of Directors of the Association shall consist of three (3) Directors. The three (3) Directors, all of whom (other than Directors appointed by Declarant) must be members ("Members") of the Association (including an officer, employee, agent or director of a corporate Member; a partner of a Member which is a partnership; a trustee or designated beneficiary of a Member which is a trust; or a fiduciary of a Member which is an estate). The number of Board Directors may be increased or decreased, at any time by Declarant during the Declarant Control Period, as set forth in detail in the Declaration and/or Bylaws, and otherwise may be changed by amendment of the Bylaws, provided that there shall be neither more than any maximum nor less than any minimum number of Directors from time to time required by applicable Nevada law.

**ARTICLE 4 (continued)
PURPOSE**

The Association is organized and shall be operated as a non-profit corporation for purposes of conducting any and all lawful affairs for which corporations may be incorporated under Nevada Revised Statutes ("NRS") Chapter 82, as in effect on the date these Articles of Incorporation are filed, and any amendments thereof or successor statutes thereto, and for the purposes of performing or exercising all duties, obligations, responsibilities and rights imposed upon or granted to the Association in that certain Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Verada View at Providence Homeowners' Association ("Declaration"), recorded or to be recorded against the property described therein in the Official Records, Clark County, Nevada.

The Association does not contemplate monetary gain or profit to the Members hereof, and the specific primary purposes for which it is formed are to administer and enforce the conditions, covenants and restrictions, and collect and disburse the assessments and charges, provided for in the Declaration. In furtherance of and incidental and supplemental to said purposes, this Association shall have powers set forth in NRS § 116.3102, as it may be amended, and, among others, as follows:

(a) perform the duties and obligations and exercise the rights of the Association as set forth in the Declaration, including, without limitation, the promulgation and enforcement of rules and regulations relating to the general appearance of the community, and the levy, collection and enforcement of assessments pursuant to the Declaration;

(b) carry on any other lawful activity or do anything whatsoever which the Association may deem proper or convenient or capable of being carried on, or which may be calculated directly or indirectly to promote the interests of the Association or of the property over which it has jurisdiction, so long as said activity is incidental to and in furtherance of said stated purposes; provided that the commencement, prosecution, and/or maintenance of, and/or intervention in, any legal or administrative proceeding, without having fully and completely followed, or in violation of, the mandatory requirements and procedures set forth in the Declaration, shall be ultra vires; and

(c) to have, enjoy and exercise in furtherance of said stated purposes, all of the rights, powers and privileges which are now or which may hereafter be conferred upon non-profit corporations by the laws of Nevada, including the right to any and all of the things hereinbefore set forth, as principal and as agent, to the same extent as natural persons might or could do.

ARTICLE 7
MEMBERS AND VOTING RIGHTS

Ryland Homes Nevada, LLC, a Delaware limited liability company, and its successors and assigns ("Declarant"), and every person or entity who is a record owner ("Owner") of a fee interest in all or any portion of a residential Lot ("Lot") which is located within that real property subject to the Declaration ("Community"), including installment land sale contract vendees, shall be a member of the Association. There shall be one (1) vote per Lot owned, and, based on the foregoing, the voting power and Association property rights and interests of each Member shall be equal. The foregoing is not intended to include Persons or entities 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 within the Community, nor may membership be resigned by any Individual who continues as record owner of a fee interest in all or any portion of a Lot within the Community.

ARTICLE 8
TERM

The term for which this Association is to exist shall be perpetual.

ARTICLE 9
DISSOLUTION OF ASSOCIATION

Upon dissolution of the Association, the assets of the Association shall be distributed in compliance with applicable Nevada law.

ARTICLE 10
AMENDMENT OF ARTICLES

Amendment of these Articles shall require: (a) the assent (by vote or by written consent) of Members representing sixty-seven percent (67%) or more of the total voting power of the Association; and (b) the written consent of a majority of the total voting power of the Board of Directors. The Bylaws may be amended, as more fully set forth in the Bylaws.

ARTICLE 11
INDEMNIFICATION

The Association shall indemnify any Person who is or was a Director or Officer of the Association to the fullest extent permissible: (a) under the provisions of NRS Chapters 82 and 116; (b) under the indemnification provisions of successor or amended statutes; (c) as provided in the Declaration or the Bylaws; and (d) by any agreement adopted pursuant to or permitted by (a) or (b) above.

Without limiting the application of the foregoing, the Board of Directors may adopt Bylaws from time to time with respect to indemnification, to provide at all times the fullest indemnification permitted by the laws of the State of Nevada, and may cause the Association to purchase and maintain insurance on behalf of any Person who is or was a Director or Officer of the Association against any liability asserted against such Person and incurred in any such capacity or arising out of such status. The indemnification provided in this Article shall continue as to a Person who has ceased to be a Director, Officer, employee or agent, and shall insure to the benefit of the heirs, executors and administrators of such Person.

ARTICLE 12
OFFICER AND DIRECTOR LIABILITY

No action may be brought against an Officer or Director of the Association based on any act or omission arising from failure in his official capacity to exercise due care regarding the management or operation of the Association unless the act or omission involves intentional misconduct, fraud or knowing violation of law; *provided, however*, that this Article shall not eliminate or limit the liability of an Officer or Director as provided in NRS §82.221(4). If the NRS are amended to authorize further elimination or limitation of the liability of an Officer or Director, then the liability of an Officer or Director of the Association shall be eliminated or limited to the fullest extent permitted by the NRS, as so amended. Any repeal or modification of this Article shall not increase the liability of an Officer or Director of the Association arising out of acts or omissions occurring before the repeal or modification became effective.

ARTICLE 13
PRIORTIES AND INCONSISTENCIES

In case of any conflict between the Bylaws and these Articles, these Articles shall control; and in the case of any conflict between the Declaration and these Articles, the Declaration shall control.



ROSS MILLER
 Secretary of State
 202 North Carson Street
 Carson City, Nevada 89701-4201
 (775) 684-5708
 Website: www.nvaos.gov



(61102)

**Registered Agent
 Acceptance**
 (PURSUANT TO NRS 77.310)

This form may be submitted by: a Commercial Registered Agent, Noncommercial Registered Agent or Represented Entity For more information please visit <http://www.nvsos.gov/index.aspx?page=141>

USE BLACK INK ONLY - DO NOT HIGHLIGHT

ABOVE SPACE IS FOR OFFICE USE ONLY

Certificate of Acceptance of Appointment by Registered Agent

In the matter of **VERADA VIEW AT PROVIDENCE HOMEOWNERS' ASSOCIATION**
 Name of Represented Business Entity

I, **MARY WENDELL** am a:
 Name of Appointed Registered Agent OR Represented Entity Serving as Own Agent*

(complete only one)

- a) commercial registered agent listed with the Nevada Secretary of State,
- b) noncommercial registered agent with the following address for service of process:

Street Address City Nevada Zip Code

Mailing Address (if different from street address) City Nevada Zip Code

- c) represented entity accepting own service of process at the following address:

Title of Office or Position of Person in Represented Entity

Street Address City Nevada Zip Code

Mailing Address (if different from street address) City Nevada Zip Code

and hereby state that on **08/20/2013** I accepted the appointment as registered agent for
 the above named business entity. Date

X *Mary Wendell*
 Authorized Signature of R.A. or On Behalf of R.A. Company

08/20/2013
 Date

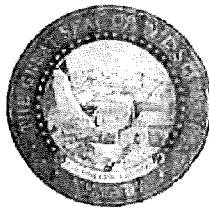
*If changing Registered Agent when reinstating, officer's signature required.
X
 Signature of Officer Date

SECRETARY OF STATE



CORPORATE CHARTER

I, ROSS MILLER, the duly elected and qualified Nevada Secretary of State, do hereby certify that **VERADA VIEW AT PROVIDENCE HOMEOWNERS' ASSOCIATION**, did on August 27, 2013, file in this office the original Articles of Incorporation; that said Articles of Incorporation are now on file and of record in the office of the Secretary of State of the State of Nevada, and further, that said Articles contain all the provisions required by the law of said State of Nevada.



IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Great Seal of State, at my office on August 27, 2013.

A handwritten signature in black ink, appearing to read "Ross Miller".

ROSS MILLER
Secretary of State

Certified By: Angela Warwick
Certificate Number: C20130827-1737
You may verify this certificate
online at <http://www.nvsos.gov/>

State of Nevada
Department of Business and Industry
Real Estate Division


HOMEOWNER ASSOCIATION REGISTRATION CERTIFICATION

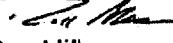
This shall serve as verification of registration of Verada View at Providence Homeowners' Association with the Office of the Ombudsman for Common-Interest Communities, as mandated by Nevada Revised Statutes (NRS) chapters 78, 81, 82, 86, 87, 88 and 88A.

This registration certification expires August 26, 2014.

Certified this 26th day of August, 2013.


Ombudsman for Common-Interest Communities


Administrator, Real Estate Division

Filed in the office of

Ross Miller
Secretary of State
State of Nevada

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