

READ AND APPROVED

ARTICLES OF INCORPORATION

OF

WILCOX RANCH PROPERTY OWNERS ASSOCIATION

The undersigned have voluntarily associated themselves to form a non-profit corporation in accordance with Nevada Revised Statutes 81.410 through 81.540, inclusive, and do hereby certify:

I. NAME:

That the name of the corporation is Wilcox Ranch Property Owners Association ("Association").

II. PRINCIPAL OFFICES:

That the location of the principal offices of the corporation within the state of Nevada is Suite 1600, One East First Street, Reno, Nevada 89505. That the corporation may maintain an office or offices in such other place or places within the State of Nevada as may from time to time be designated by the Board of Directors or by the By-Laws of said corporation and the corporation may conduct all corporation business of every kind and nature.

III. PURPOSE:

The principle purpose of the Association shall be the ownership of the roadway easements within Wilcox Ranch and the maintenance of the roads and roadways within such easements, until such time as the easements and roadways, therein, are accepted for maintenance by an appropriate governmental agency. It is the further purpose of the corporation to promote and provide for the management, maintenance, preservation and development of the real property situated within Wilcox Ranch. In

BY-LAWS

OF

WILCOX RANCH PROPERTY OWNERS ASSOCIATION

READ AND APPROVED

X

X

X

X

ARTICLE I

NAME AND LOCATION

The name of the Corporation is Wilcox Ranch Property Owners Association. The principal office of the corporation shall be located at Suite 1600, One East First Street, Reno, Nevada 89505. The meetings of members and directors may be held at such places within the State of Nevada, County of Washoe, as may be designated by the Board of Directors.

ARTICLE II

DEFINITIONS

Section 1. "Association" shall mean and refer to Wilcox Ranch Property Owners Association, Inc., its successors and assigns.

Section 2. "Declaration" shall mean and refer to the Declaration of Restrictions applicable to Wilcox Ranch 2 recorded in the Official Records of the County Recorder, Washoe County, Nevada.

Section 3. "Declarant" shall mean and refer to Cattlemen's Title Guarantee Company, a Nevada corporation, as Trustee for Area-West, Incorporated.

Section 4. "Member" shall mean and refer to those persons entitled to membership as provided in the Articles of Incorporation of the Association.

Section 5. "Owner" shall mean and refer to Owner as defined in the Declaration.

REVISED AND APPROVED
X

**WILCOX RANCH PROPERTY OWNERS ASSOCIATION
COLLECTION POLICY AND FINE POLICY**

Adopted NOVEMBER 5, 2017X

RECITALS X

1. Timely payment of regular, reserve, individual and special assessments is of critical importance to the Association.
2. The failure of any owner to pay assessments when due creates a cash-flow problem for the Association and causes those owners who make timely payment of their assessments to bear a disproportionate share of the Association's financial obligations.
3. Owners who have violated the governing documents should pay fines pursuant to the Association's, By-Laws and Nevada Revised Statutes 116, Sections 116.3115 through 116.3118 inclusive and 116.3118.
4. Upon its effective date, this Policy replaces all previously adopted collection and fine policies and procedures.

NOW THEREFORE, BE IT RESOLVED, that the Board of Directors of Wilcox Ranch Property Owners Association adopts the following Collection Policy and Fine Policy ("Policy") as of 11/5 2017. The policies and procedures set forth herein and the charges set forth on the Schedule of Collection Fees and Costs attached shall become effective thirty (30) days after the date this Policy is first mailed to the Members. It shall remain in effect unless it is modified.

The Board establishes the Association's fiscal year, January 1 through December 31, as the Regular Assessment period. An annual payment of regular assessments are due on the first day of January each year.

1. **Assessment due dates.** The regular or annual assessment is due and payable in one (1) annual installment. Special, reserve or individual assessments shall be due and payable on the due date specified by the Board of Directors in the notice imposing the assessment. Assessments shall be delinquent if not paid within thirty (30) days after they become due.

The Association will give the owners notice of the annual assessment each year. Notice will be sent by first-class mail to addresses on the membership register as of the date of notice or by electronic mail if written instruction has been given by the owner. It is the responsibility of each owner to advise the Association of any address changes in writing. The Board of Directors may elect to provide additional periodic statements of account, but lack of such statements does not relieve the owners of the obligation to pay assessments. If payment is not received when due, the assessment includes any late charges, interest, collection fees, collection costs, attorney's fees and costs.

2. **Late Charges and Interest.** When an installment payment of any assessment becomes delinquent, the owner's account shall be assessed a late charge of twelve percent (12%) of the assessment amount and such charge(s) shall be part of the assessment and lien. Any assessment payment that is sixty (60) days or more past due bears interest at the legal rate allowed, such interest to be part of the assessment and the lien. The current legal interest allowed is 2% above the Nevada prime rate as published January 1st and July 1st by the Commissioner of Financial Institutions.

3. **Dishonored Checks.** At any time that the Association or its designated agent receives a check dishonored by the bank for any reason, an administrative charge of \$20.00 shall be imposed. The owner shall be responsible for any other charges imposed by the bank or financial institution. The Board may immediately proceed with the collection process if the amount of the dishonored check is not paid within ten (10) days after notice of dishonored check is sent to the owner. The Association may also seek damages in accordance with the Nevada Revised Statutes.

4. **Dispute of Charges.** If the owner questions the accuracy of the calculation of an account or the amount

WHEN RECORDED, RETURN TO:

Gayle A. Kern, Esq.
KERN & ASSOCIATES, LTD.
5421 Kietzke Lane, Suite 200
Reno, NV 89511

The undersigned hereby affirms that this document, including any exhibits, submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

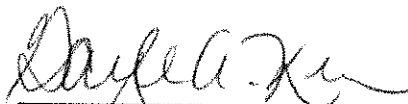
077-460-01 through 05; 007-470-05, 07 through 16
077-410-03, 11 through 14, 17 through 18, 21 through 29
077-420-01 through 10, 13; 077-430-01 through 07
077-440-01 through 02, 04 through 10; 076-920-01;
077-450-01 through 07, 09 through 10, 12 through 20

NOTICE OF HOMEOWNERS ASSOCIATION

Please take notice that the Owners of the above referenced parcels are subject to the Wilcox Ranch Property Owners Association, a Nevada non-profit corporation, formed for the purpose of maintaining the roads and roadways within the community. Road assessments are levied pursuant to Article III(f) of the Articles of Incorporation. The Association must be contacted at 1000 Pah Rah Springs Road, Reno, Nevada 89510 or other address as provided prior to the conveyance of any property within the Wilcox Ranch Property Owners Association.

DATED: June 20, 2016

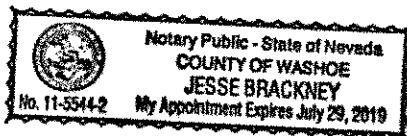
KERN & ASSOCIATES, LTD. As Attorney
For the Managing Body of Wilcox Ranch Property
Owners Association




Gayle A. Kern, Esq.

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

This instrument was acknowledged before me on June 20, 2016, by Gayle A. Kern, Esq.





NOTARY PUBLIC

DOC # 4602183

06/22/2016 12:43:19 PM

Requested By

GAYLE A KERN LTD

Washoe County Recorder

Lawrence R. Burtness - Recorder

Fee: \$17.00 RPTT: \$0.00

Page 1 of 1



READ AND APPROVED

X _____
X _____
X _____
X _____

READ AND APPROVED

X

X

EASEMENT

X

X

For the consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, CATTLEMEN'S TITLE GUARANTEE COMPANY, a Nevada corporation, as Trustee for Area-West, Incorporated (Grantor) does hereby grant to Wilcox Ranch Property Owners Association, a Nevada corporation (Grantee) an easement for road and roadway purposes over and across those certain road and roadways, right of ways set forth on the Map of Division Into Large Parcels for Wilcox Ranch 2 filed of record on August 26, 1981 as File No. 755432 of the Official Records of the County Recorder, Washoe County, Nevada subject to all public utility easements within said right of ways.

This grant of easement is subject to the right of the governing body of Washoe County, Nevada, to accept all or any portion of said roads and roadways for maintenance as provided by the laws of the State of Nevada. In the event the governing body of Washoe County should exercise its right then Grantee shall have no further right, title or interest in and to the portion accepted for maintenance by the governing body.

DATED: AUGUST 24, 1981.

CATTLEMEN'S TITLE GUARANTEE COMPANY, a
Nevada corporation, as Trustee

By

Ruby Doctor Thomas
Vice-President

WILCOX RANCH-2
FINAL MAP

- DIVISION INTO LARGE PARCELS -
BEING A DIVISION OF SECTIONS 45 SHOWN ON LAND MAP 24 FILE NO. 487839
(BEING A PORTION OF SE 1/4 SECTION 7, S 1/2 SECTION 8, N 1/2 SECTION 17
AND ALL OF SECTIONS 9, 10, 11, 13, 14, 15, 16, 21, 22 AND 23; T. 21 N., R. 2 E., M. D. B.M.)

NOTARY CERTIFICATE

STATE OF NEVADA
COUNTY OF WASHOE 55.
12, 1961, PERSONALLY APPEARED BEFORE ME, A
JUDICIAL OFFICER, WILLIAM D. CALTON, THOMAS WHO ACKNOWLEDGED
THAT SHE EXECUTED THE ABOVE INSTRUMENT IN THE NAME OF
AND ON BEHALF OF SAID COMPANION.

W. D. Calton
A Notary Public for Nevada

[illegible]

Thomas Alvin Foote
THOMAS ALVIN FOOTE NLS 3728
DATE 8-10-81

UTILITIES CERTIFICATE

THE ELEMENTS SHOWN ON THIS MAP HAVE BEEN CHECKED AND
APPROVED BY:

Kenneth C. Williams, Director
TERRA PACIFIC POWER COMPANY

S. A. S. R. P. - N. B.
TELEPHONE COMPANY OF NEVADA

COUNTY COMMISSIONER'S CERTIFICATE

THE TENTATIVE MAP WAS FILED ON THE 25TH DAY OF APRIL, 1981, AND THE FINAL MAP WAS APPROVED AND ACCEPTED THIS 28TH DAY OF APRIL, 1981, BY THE BOARD OF COUNTY COMMISSIONERS OF WASHOE COUNTY, NEVADA. THE OFFER OF DEDICATION IS RE-CEIVED AT THIS TIME BUT WILL REMAIN OPEN.

Sealed
COUNTY CLERK
David H. Hall, Clerk

NOTE.

ROADS HAVE BEEN CONSTRUCTED FOR FOUR-WHEEL DRIVE VEHICLE ACCESS AND MAY BE SEASONAL IN NATURE.

For Amended pfa see map 63

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS 26 DAY OF August
1981, AT 1:17 PM. AT THE REQUEST OF Thomas
Foster Associates, Ltd. FEE \$ 65.00

Les Welch
COUNTY RECORDER
WASHINGTON COUNTY, NEVADA

Land Map 48

Land Map # 48

COGNITIVE INDEX
SHOULD BE EXAMINED
FOR ANY SUBSEQUENT
CHANGES TO THESE

WASHOE COUNTY NEVADA
THOMAS FOOTE & ASSOCIATES LTD.
100 W. GROVE STREET #480
RENO NEVADA 89509
AN 17031 806-1744

NOTES

- [illegible]

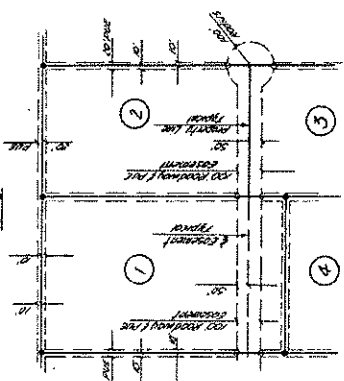
LEGEND

- FOUND OLD CORNER - SEE RECORDS OF SURVEY FILE No. 256613
 ADJUTANT GENERAL CORNER - SEE RECORDS OF SURVEY FILE No. 256613
 PARCEL CORNER - SET 3/4" REBAR
 REFERENCE MONUMENT - SEE NOTE 2-SET 3/4" REBAR
 PUE - PUBLIC UTILITY LINE
 PARCEL LINE IN CENTERLINE OF EASEMENT
 NODDWAY'S PUE EASEMENT THRU PARCEL
 PARCEL NUMBER

NOTE:

ROADS HAVE BEEN CONSTRUCTED FOR FOUR-WHEEL DRIVE VEHICLE ACCESS AND MAY BE SEASONAL IN NATURE.

TYPICAL LOT REASEMENTS
D.D.S.



SHEET 1 OF 5

**FINAL MAP
DIVISION INTO LARGE PARCELS
WILCOX RANCH-2**

BEING A PORTION OF SE 1/4 SECTION 7, S 1/2
SECTION 8, N 1/2 SECTION 17, AND ALL OF SECT
9, 10, 11, 13, 14, 15, 16, 17, 22 & 23, T.21N., R.22E., M.D.
(LAND MAP-24)

MAS FOOTE & ASSOCIATES LTD.
 100 W. GROVE STREET #480
 RENO, NEVADA 89509
 702/781-8056-1744

48

X
X
X
X

WILCOX RANCH PROPERTY OWNERS ASSOCIATION
MEETING JULY 14, 2018

Directors Meeting:

Minutes of the annual meeting of the Wilcox Ranch POA held July 14, 2018.

The meeting was called to order at 10:00 a.m. by Bob Nehring, President.

Board Members present: Bob and Natalie Nehring, Kelly Tait and per conference calling, Cathy Glatthar, and Dale Franklin.

Bob Nehring asked to change the directors meeting to be changed to 9:45 am and property owners meeting to 10:00 am for the 2019 annual meeting. Passed unanimous.

A property owner filed a claim with our insurance company, State Farm for damage on the easement on Pah Rah Springs Road. The easement coincides with the property owner's property. The board members had denied the claim.

A discussion was addresses last year regarding the Wilcox Ranch Ditch Company. Our attorney was never contacted in regards to water rights, and water shares. Robert Nehring and Natalie Nehring had consulted with a water rights consultant, last year. More information had to be gathered by Natalie Nehring, before the lawyer could be contacted. Natalie Nehring will contact the lawyer to move forward on the Wilcox Ranch Ditch Company, water rights and water shares.

The Wilcox Ranch Ditch Company, pertains to property owners that have surface water (flowing) on their properties.

Agenda items to discuss with attorney:

- Filing with Washoe County, Notice of Wilcox Ranch Ditch Company – as a Home Owner Association
- Can/should a annual fee of \$20.00 be charged, to have the Ditch Company pay their own State of Nevada filing fee, instead of Wilcox Ranch POA.
- Add to the incorporation papers for the Wilcox Ranch Ditch Company – what properties are effected with the flowing water, and upon selling, water is transferred to new property owner.
- Making Wilcox Ranch Ditch Company, its own entity – checking account (etc)

Collection of delinquent assessments – One property was sold by Washoe County auction, and the Wilcox Ranch POA, is filing a claim to collect the outstanding balance with the county. Total outstanding delinquent balances **NOT including the property filing claim** - \$1165.00

Next meeting will be July 13, 2019 – possibly at a new location, all property owners will be notified on the Reminder letter, next year.

Meeting adjourned 10:25 am

Continue on Back Page

WILCOX RANCH POA
INCOME STATEMENT
FOR THE TWELVE MONTHS ENDING DECEMBER 31, 2018

	Year to Date
REVENUES	
Cash as of 12/31/17	\$ 5,144.93
TOTAL DEPOSITS	\$12,762.00
INTEREST	1.17
Total Revenues	17,908.10
COST OF SALES	
INSURANCE - GENERAL	1,088.00
ROAD REPAIR & MAINTENANCE	2,900.00
DOZER - GAS & MAINTENANCE	713.25
CORPORATE FILINGS	500.00
OFFICE SUPPLIES	56.96
PROFESSIONAL FEES	3,662.19
Total Expenses	8,920.40
CASH AS OF 12/31/18	\$ 8,987.70
REVENUE STILL UNCOLLECTED	\$ 3,284.72

NOTE: For the Property Owners that may not know:

Jim and Connie Shreck donated the D7 Dozer to the Wilcox Ranch Property Owners
We would all like to say THANKS!!!



August 14, 2019

Wilcox Ranch HOA

EMAIL: ranreno@aol.com
Phone: 775-475-0159

Escrow No.: 107339-JMS
Property Address: 0 Pah Rah Springs Road, Reno NV
Lot #: 54
Subdivision: Wilcox Ranch 2

An escrow has been opened with our company involving property owned by:
Patricia Weir

ANNUAL
~~Monthly~~ Fee: \$187.50
Due Date: 1-1-2020
Date Paid To: 12-31-2019
Late Charge: 12% PER ANNUM
Transfer Fee: —
Delinquencies: —
Miscellaneous Fees: —
Document Pkg Fee: \$50.00

CURRENT BALANCE OF OWNER 0

** IS THERE A SECONDARY HOA ON THIS DEVELOPMENT? YES - WILCOX RANCH DITCH COMPANY

Insurance Premium Included in Dues: Yes: ☐ No: ☒

Name, Address and Phone Number of Insurance Agent:

Insurance Co.: STATE FARM INS. Agent: KRISTEN TERMINI
Phone No.: (775) 440-1111 Address: _____

-Please advise us of any proposed changes in assessment-

INFORMATION PROVIDED BY: NATALIE NEHRING
PHONE NO.: (775) 475-0159

ADDRESS OF WHERE DUES/FEES ARE TO BE MAILED: WILCOX RANCH PROPERTY OWNERS ASSOC.
1000 PAH RAH SPRINGS ROAD
RENO NV 89510

Please complete the above information and return this Form to our office as soon as possible as we are under a time limit.
Thank-you!

WESTERN TITLE COMPANY, LLC.

Joann Sundstrom
Escrow Officer

Kietzke Office
5390 Kietzke Ln Suite 101

Reno, NV 89511

775-332-7100

Fax - 775-332-7121

READ AND APPROVED

X _____
X _____
X _____
X _____

WE ARE ALSO REQUESTING THE HOA
DOCUMENT PACKAGE (except for CC&R's)
CALL US WHEN READY FOR PICK UP

077-460-05

ARTICLES OF INCORPORATION
OF
WILCOX RANCH DITCH COMPANY

The undersigned have voluntarily associated themselves to form a non-profit corporation in accordance with Nevada Revised Statutes 81.010 through 81.160, inclusive, and do hereby certify:

I. NAME:

That the name of the corporation is Wilcox Ranch Ditch Company ("Company").

II. PRINCIPAL OFFICES:

That the location of the principal offices of the corporation within the state of Nevada is Suite 1600, One East First Street, Reno, Nevada 89505. That the Company may maintain an office or offices in such other place or places within the State of Nevada as may from time to time be designated by the Board of Directors or by the By-Laws of the Company, and the Company may conduct all corporation business of every kind and nature.

III. PURPOSE:

The purpose for which this corporation is formed, and the nature of the objects proposed to be transacted and carried on by it are:

To acquire the surface water rights in Wilcox Ranch as described on the Division Into Large Parcels map for Wilcox Ranch 2 filed of record in the Official Records of the County Recorder, Washoe County, Nevada including any real and personal property and all easements for rights of way in connection with springs, creeks, streams, ditches and laterals, also all ditch rights, storage ponds and reservoirs, dams, diversion works,

BY-LAWS

OF

WILCOX RANCH DITCH COMPANY

READ AND APPROVED

X

X

X

X

ARTICLE I

NAME AND LOCATION

The name of the corporation is Wilcox Ranch Ditch Company. The principal office of the corporation shall be located at Suite 1600, One East First Street, Reno, Nevada 89505. The meetings of members and directors may be held at such places within the State of Nevada, County of Washoe, as may be designated by the Board of Directors.

ARTICLE II

DEFINITIONS

Section 1. "Company" shall mean and refer to Wilcox Ranch Ditch Company, its successors and assigns.

Section 2. "Declaration" shall mean and refer to the Declaration of Restrictions for Wilcox Ranch 2 recorded in the Official Records of the County Recorder, Washoe County, Nevada.

Section 3. "Declarant" shall mean and refer to Cattlemen's Title Guarantee Company, a Nevada corporation, as Trustee for Area-West, Incorporated.

Section 4. "Properties" shall mean and refer to that certain real property described in the Declaration.

ARTICLE III

SHARES

Section 1. Shares. The shares of stock of the Company are divided into two classes, both of which are common stock with equal value and rights. Class A stock represents the right to use water for

READ AND APPROVED

X

X



090905



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

Filed in the office of <i>Barbara K. Cegavske</i>	Document Number 20180359532-18
Barbara K. Cegavske Secretary of State State of Nevada	Filing Date and Time 08/10/2018 9:24 AM
	Entity Number C5733-1981

**Nonprofit Amendment
(After First Meeting)**
(PURSUANT TO NRS CHAPTERS 81 AND 82)

USE BLACK INK ONLY - DO NOT HIGHLIGHT

ABOVE SPACE IS FOR OFFICE USE ONLY

**Certificate of Amendment to Articles of Incorporation
For Nonprofit Corporations**

(Pursuant to NRS Chapters 81 and 82 - After First Meeting of Directors)

1. Name of corporation:

Wilcox Ranch Ditch Company

2. The articles have been amended as follows: (provide article numbers, if available)

Article IX: The term for which the Association shall exist is perpetual.

3. The directors (or trustees) and the members, if any, and such other persons or public officers, if any, as may be required by the articles, have approved the amendment. The vote by which the amendment was adopted by the directors and members, if any, is as follows: *

Vote of Directors:

5

Vote of Members:

24

4. Effective date and time of filing: (optional)

Date:

Time:

(must not be later than 90 days after the certificate is filed)

5. Signature: (required)

Signature of Officer

PRESIDENT

Title

* A majority of a quorum of the voting power of the members, or as may be required by the articles, must vote in favor of the amendment. If any proposed amendment would alter or change any preference or any relative or other right given to any class of members, then the amendment must be approved by the vote, in addition to the affirmative vote otherwise required, of the holders of a majority of a quorum of the voting power of each class of members affected by the amendment regardless of limitations or restrictions on their voting power. An amendment pursuant to NRS 81.210 requires approval by a vote of 2/3 of the members.

FILING FEE: \$50.00

IMPORTANT: Failure to include any of the above information and submit with the proper fees may cause this filing to be rejected.

This form must be accompanied by appropriate fees.

Nevada Secretary of State Amend Nonprofit -After