

# **ARTICLES OF INCORPORATION**

## ARTICLES OF INCORPORATION

OF

HALLCRAFT VILLAS EAST FOUR  
HOMEOWNERS ASSOCIATION, INC.

KNOW ALL MEN BY THESE PRESENTS:

We, the undersigned, have this day associated ourselves together for the purpose of forming a non-profit association in accordance with Arizona Revised Statutes §10-1029, and for that purpose do hereby adopt these Articles of Incorporation.

## ARTICLE I

Name of the Association

The name of the association shall be, HALLCRAFT VILLAS EAST FOUR HOMEOWNERS ASSOCIATION, INC. (the "Association").

## ARTICLE II

Purpose and Powers

The purpose for which the Association is organized is the transaction of any and all lawful business for which non-profit associations may be incorporated under the laws of the State of Arizona, as they may be amended from time to time. The Association does not contemplate pecuniary profit, gain or private advantage for the incorporators, directors, officers, Association or its Members, and the specific primary purpose for which this Association is formed is to provide for the acquisition, construction, management, operation, administration, maintenance, repair, improvement, preservation and architectural control of the Association property within that certain tract of property situated in the City of Phoenix, County of Maricopa, State of Arizona, as more particularly described in that certain Declaration of Covenants, Conditions and Restrictions (the "Declaration"), which was recorded on the 27th day of September, 1972, in Docket 9721, page 587 through page 592 of official records, Maricopa County, and to promote the health, safety and welfare of all the residents within the above-described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association for this purpose.

In furtherance of said purposes, this Association shall have power to:

(a) Perform all of the duties and obligations of the Association as set forth in the Declaration and the Rules and Regulations supplemented thereto;

(b) Fix, levy, collect and enforce assessments and fines as set forth in the Declaration and the Rules and Regulations supplemented thereto;

(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 levied or imposed against the Association property;

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

(e) Borrow money and, only with the assent (by vote or written consent) of two-thirds (2/3) of each class of Members, 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 or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the Members. No such dedication or transfer shall be effective unless an instrument has been signed by two-thirds (2/3) of each class of Members, agreeing to such dedication, sale or transfer;

(g) Participate in mergers and consolidations with other non-profit associations organized for the same purposes, or annex additional residential property and Common Area provided that any merger, consolidation or annexation (other than an annexation of additional favors, which shall be allowed according to the Declaration) shall have the assent by vote or written consent of two-thirds (2/3) of each class of Members; and

(h) Have and exercise any and all powers, rights and privileges which an association organized under the General Non-profit Association Law of the State of Arizona by law may now or hereafter have or exercise.

### ARTICLE III

#### Membership Voting Rights

The number and qualification of Members of the Association, the different classes of Membership, if any, the property, voting and other rights and privileges of Members, and their liability

for dues and assessments and the method of collection thereof, shall be as set forth in the Declaration, Rules and Regulations supplemented thereto, and Bylaws of the Association.

#### ARTICLE IV

##### Principal Place of Business

The Association's principal place of business shall be c/o Rossmar Management Company, Post Office Box 11289, Phoenix, Arizona 85061.

#### ARTICLE V

##### Statutory Agent

The Statutory Agent for the Association shall be Rossmar Management Company, an Arizona association, Post Office Box 11289, Phoenix, Arizona 85061.

#### ARTICLE VI

##### Incorporators

The names and addresses of the incorporators are:

Pat Norton  
4014 South 45th Street  
Phoenix, Arizona 85040

Pam Gottsleben  
4005 South 44th Way  
Phoenix, Arizona 85040

All powers, duties and responsibilities of the incorporators shall cease at the time of filing of these Articles of Incorporation with the Arizona Association Commission.

#### ARTICLE VII

##### Board of Directors

The number of persons to serve on the Board of Directors of the Association will be fixed by the Bylaws of the Association. The initial Board of Directors of the Association shall consist of five (5) directors. The persons who shall serve as directors until the next annual meeting of the Association or until their successors are elected and qualify are:

Pat Norton  
4014 South 45th Street  
Phoenix, Arizona 85040

Pam Gottsleben  
4005 South 44th Way  
Phoenix, Arizona 85040

Arthur Haggar  
4526 East Wood  
Phoenix, Arizona 85040

Linda Marie DeGrand  
15601 North 19th Avenue, #42  
Phoenix, Arizona 85023

Susan Bannan  
4520 East Pueblo Avenue  
Phoenix, Arizona 85040

IN WITNESS WHEREOF, we have hereunto set our hands this \_\_\_\_\_  
day of \_\_\_\_\_, 1983.

*Pat Norton*  
\_\_\_\_\_  
Pat Norton

*Pam Gottsleben*  
\_\_\_\_\_  
Pam Gottsleben