

APR 18 1994

ARTICLES OF INCORPORATION

OF #07163590

APPR. Nancy Flores
TERM _____
DATE 5/25/94

TEMPE HOMESTEAD HOMEOWNERS ASSOCIATION

We, the undersigned, both of whom are residents of Maricopa County, Arizona and both of whom are of full age, have this day voluntarily associated ourselves together for the purpose of forming a corporation not for profit and do hereby certify:

ARTICLE I

The name of the corporation is TEMPE HOMESTEAD HOMEOWNERS ASSOCIATION, hereinafter called the "Association".

ARTICLE II

The principal office of the Association is located at One West Elliot, Suite 106, Tempe, Arizona 85284.

ARTICLE III

Clair William Lane, whose address is One West Elliot, Suite 106, Tempe, Arizona 85284 is hereby appointed the initial registered agent of this Association.

ARTICLE IV

PURPOSE AND POWERS OF THE ASSOCIATION

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for maintenance, preservation and architectural control of the residence Lots and Common Area within that certain tract of property described as:

Lots 1 through 28, THE HOMESTEAD, according to Book 373 of Maps, Page 49, records of Maricopa County, Arizona

and to promote the health, safety and welfare of 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 to:

(a) exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Declaration of Covenants, Conditions and Restrictions, hereinafter called the "Declaration", applicable to the property and recorded or to be recorded in the Office of the Maricopa County Recorder and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length;

(b) fix, levy, collect, and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association;

(c) 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;

(d) borrow money, and with the assent of two-thirds (2/3) 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;

(e) 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 members, agreeing to such dedication, sale or transfer;

(f) participate in mergers and consolidations with other nonprofit corporations organized for the same purposes or annex additional residential property and Common Area, provided that any such merger, consolidation or annexation shall have the assent of two-thirds (2/3) of members;

(g) have and to exercise any and all powers, rights and privileges which a corporation organized under the Non-Profit Corporation Law of the State of Arizona by law may now or hereafter have or exercise.

ARTICLE V

MEMBERSHIP

Every person or entity who is a record owner of a fee or undivided fee interest in any Lot which is subject by covenants of record to assessment by the Association, including contract sellers, shall be a member of the Association. 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 which is subject to assessment by the Association.

ARTICLE VI

VOTING RIGHTS

The Association shall have one class of voting membership:

Class A. Class A members shall be all Owners, with the exception of the Declarant, and shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any Lot.

ARTICLE VII

BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of not less than two (2) nor more than nine (9) Directors, who need not be members of the Association. The number of directors may be changed by amendment of the By-Laws of the Association. The names and addresses of the persons who are to act in the capacity of directors until the selection of their successors are:

<u>NAME</u>	<u>ADDRESS</u>
Clair W. Lane	One West Elliot, Suite 106 Tempe, AZ 85284
C. Scott Lane	2406 E. Balboa Tempe, AZ 85282

The initial Board of Directors shall hold office until their successors are duly elected and qualified.

ARTICLE VIII

DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of members. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust or other organization to be devoted to such similar purposes.

ARTICLE IX

DURATION

The corporation shall exist perpetually.

ARTICLE X

AMENDMENTS

Amendment of these Articles shall require the assent of 75 percent (75%) of the entire membership.

IN WITNESS WHEREOF, for the purposes of forming this corporation under the laws of the State of Arizona, we, the undersigned, constituting the incorporators of this Association, have executed these Articles of Incorporation this 15th day of April, 1994.



Clair W. Lane, Incorporator


C. Scott Lane, Incorporator

Acceptance by Statutory Agent

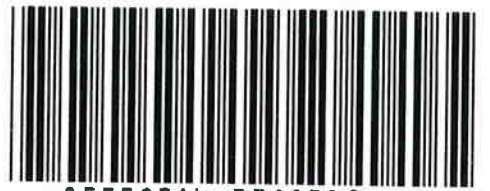
Clair W. Lane, having been designated to act as statutory agent, hereby consents to act in that capacity until he is removed, or submits his resignation, in accordance with applicable law.

Dated this 12th day of April, 1994.



Clair W. Lane

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OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
2004-0991366 08/25/04 16:40
39 OF 39

KELLEYC

When recorded, return to:

Lepin and Renehan Management, Inc.
P. O. Box 11330
Tempe, Arizona 85284

AZCDP#80251

NOTICE OF COMMUNITY ASSOCIATION

Pursuant to A. R. S. §33-1256(J) or §33-1807(J), notice is hereby given of the following information:

1. Legal/Corporate Name of Association:

TEMPE HOMESTEAD HOMEOWNERS ASSOCIATION

2. Trade or aka Name of Association:

N/A

3. Managing Agent:

LEPIN AND RENEHAN MANAGEMENT INC

4. Association Address:

**P O BOX 11330, TEMPE, ARIZONA 85284 (mailing)
7955 S PRIEST DRIVE #105, TEMPE, ARIZONA 85284 (physical)**

5. Association Telephone/Fax Number:

480-345-0046/480-345-1728

6. Name of Community/Subdivision/Condominium:

TEMPE HOMESTEAD HOMEOWNERS ASSOCIATION

7. Declaration Recording Information:

<u>Date</u>	<u>Recording Number</u>
03/25/1994	94-0240583

STATE OF ARIZONA)
)
County of Maricopa)

Marilynn D Monda

ACKNOWLEDGED before me this 18th day of Aug., 2004
By Marilynn D. Monda, Certified Document Preparer for the Association

Tammy F Grover

Notary Public

My Commission Expires:



10