Corporations Division

Electronically Filed
Business ID: 10641963
Filing Number: 04212601200137
Filing Date: 04/21/2026
Effective Date: 04/21/2026

ANNUAL REPORT (2026)

BUSINESS INFORMATION

Business Name: MOUNTAIN VISTAS HOMEOWNERS ASSOCIATION OF PHOENIX
Business ID: 10641963
Effective Date: 04/21/2026
Business Type: Domestic Nonprofit Corporation
Period of Duration: Perpetual
Character of Business: 813990006-Homeowners' associations

HOME OWNERS ASSOCIATION

Will the corporation be a unit owner's association or planned community association? **Yes**

Home Owners Association Type: Management Company

Management Company Name: AAM, LLC
Management Company Address: 1600 W BROADWAY RD, SUITE 200, Tempe, AZ, 85282, Maricopa, USA

STATUTORY AGENT INFORMATION

Statutory Agent Name: AAM, LLC
Attention: Amanda Shaw
Physical Address: 1600 W Broadway Rd Ste 200, Tempe, AZ, 85282-1136, Maricopa, USA
Mailing Address: 1600 W Broadway Rd Ste 200, Tempe, AZ, 85282-1136, Maricopa, USA
Statutory Agent has provided Consent on: 04/21/2026
Statutory Agent Acceptance Statement: AAM, LLC has accepted the role of Statutory Agent for the business.

KNOWN PLACE OF BUSINESS

Attention: AAM, LLC
1600 W Broadway Rd, STE 200, TEMPE, AZ, 85282, Maricopa, USA

MAILING ADDRESS

Attention: AAM LLC
1600 W BROADWAY RD, STE 200, Tempe, AZ, 85282, Maricopa, USA

Will the Corporation have Members? No

PRINCIPAL INFORMATION

President: CANDICE PENNAMON
Attention: AAM, LLC
1600 W Broadway Rd, 200, TEMPE, AZ, 85282, Maricopa, USA

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Director: CANDICE PENNAMON
Attention: AAM, LLC
1600 W Broadway Rd, 200, TEMPE, AZ, 85282, Maricopa, USA

Secretary: DIANA DIAZ
Attention: AAM, LLC
1600 W Broadway Rd, 200, TEMPE, AZ, 85282, Maricopa, USA

Vice-President: ELIZABETH JARRETT
1600 W Broadway Rd, STE 200, TEMPE, AZ, 85282, Maricopa, USA

CERTIFICATE OF DISCLOSURE

FELONY JUDGMENT QUESTIONS

Has any person who is currently an officer, director, trustee, or incorporator been:

Convicted of a felony involving a transaction in securities, consumer fraud or antitrust in any state or federal jurisdiction within the seven-year period immediately preceding the signing of this certificate? **No**

Convicted of a felony, the essential elements of which consisted of fraud, misrepresentation, theft by false pretenses or restraint of trade or monopoly in any state or federal jurisdiction within the seven-year period immediately preceding the signing of this certificate? **No**

Subject to an injunction, judgment, decree or permanent order of any state or federal court entered within the seven-year period immediately preceding the signing of this certificate, involving any of the following: **No**

a. The violation of fraud or registration provisions of the securities laws of that jurisdiction;
b. The violation of the consumer fraud laws of that jurisdiction;
c. The violation of the antitrust or restraint of trade laws of that jurisdiction?

BANKRUPTCY QUESTION

Has any person who is currently an officer, director, trustee, or incorporator also served in any such capacity at another corporation that has gone into bankruptcy or receivership? **No**

SIGNATURE & AFFIRMATION

I affirm, under penalty of perjury, that information provided is accurate to the best of my knowledge, and that I have authority to submit this filing.
Signer certifies that all tax returns have been filed.

President: CANDICE PENNAMON - 04/21/2026