



AZ CORPORATION COMMISSION
FILED

DEC 15 2005

**ARTICLES OF INCORPORATION
OF
THE RAVEN CONDOMINIUM ASSOCIATION**

FILE NO. 1249610-7

In compliance with the requirements of Arizona Revised Statutes Sections 10-3101, et seq., as amended, the undersigned, who is a person capable of contracting, states as follows:

ARTICLE I

NAME OF CORPORATION

The name of the corporation is The Raven Condominium Association, hereafter called the "Association."

ARTICLE II

KNOWN PLACE OF BUSINESS

The street address of the known place of business of the Corporation is: c/o David V. Sanderson, Esq., DeConcini McDonald Yetwin & Lacy, P.C., 7310 North 16th Street, Suite 330, Phoenix, Arizona 85020-5276.

ARTICLE III

INCORPORATOR

The name and address of the incorporator is:

Name

Address

David V. Sanderson

7310 N. 16th St., Suite 330
Phoenix, AZ 85020

ARTICLE IV**STATUTORY AGENT**

David V. Sanderson, whose address is DeConcini McDonald Yetwin & Lacy, P.C., 7310 North 16th Street, Suite 330, Phoenix, Arizona 85020-5276, and who is and has been a bona fide resident of the State of Arizona for more than three years is hereby appointed the initial statutory agent of this Association.

ARTICLE V**CHARACTER OF AFFAIRS AND POWERS OF THE ASSOCIATION**

The character of the affairs which the Association intends to conduct in Arizona is to serve as the unit owners and community association for a condominium known as The Raven Condominiums, established pursuant to that certain Declaration of Covenants, Conditions, Restrictions, and Easements for The Raven Condominiums, hereinafter called the "Declaration", recorded or to be recorded in the Office of the Maricopa County Recorder, as the same may be amended from time to time as therein provided. The Declaration establishes a condominium project on certain real property, hereinafter called the "Property", located in the County of Maricopa, State of Arizona, and more particularly described in the Declaration. Capitalized terms used in these Articles but not defined herein shall have the meaning set forth in the Declaration. 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 the use, enjoyment, repair, maintenance, restoration and improvement of the Common Elements and certain property owned by the Association, for the payment of taxes, assessments, insurance premiums and other

expenses pertaining thereto, for the collection of Assessments from the Owners, and to promote the health, safety and welfare of the Owners of the Property and 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 the Declaration;
- (b) have and to exercise any and all powers of a unit owner's association under the Arizona Condominium Act, as amended; and
- (c) have and to exercise any and all powers, rights and privileges which a corporation organized under the Nonprofit Corporation Law of the State of Arizona by law may now or hereafter have or exercise.

ARTICLE VI

MEMBERSHIP AND VOTING RIGHTS

Each Owner (including Declarant as to all Units not conveyed by Declarant to third parties) shall be a Member of the Association and shall remain a Member thereof until they cease to be an Owner. Membership in the Association shall be limited to Owners. Each Owner shall have such voting rights as are set forth in the Declaration, and such voting rights may be suspended as specified in the Declaration.

ARTICLE VII

BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of Directors. The number of directors constituting the initial Board of Directors shall be one (1). The name and address of the initial director of the Association who shall serve until his death, resignation or removal is as follows:

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Name

Address

Myles L Bruckal

14205 SE 36th St., Ste. 100
Bellevue, WA 98006

The number of directors may be changed from time to time by amendment to the Bylaws, but the number of directors may not be less than one (1) nor more than nine (9) and must be an odd number. After expiration of the period of Declarant Control, the number of directors must be at least three (3).

During the period of Declarant Control, as defined in the Declaration, the Declarant shall have the right to appoint and remove all members of the Board and all officers, employees, and agents of the Association. At the first annual meeting after expiration of the period of Declarant Control, the Members shall elect new directors pursuant to the terms of the Bylaws.

ARTICLE VIII

DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by not less than eighty percent (80%) of the Members, and approval of Eligible Mortgage Holders and Eligible Insurers or Guarantor, as provided for in the Declaration. 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 Association shall exist perpetually.

ARTICLE X**AMENDMENTS**

During the period of Declarant Control, amendments of these Articles may only be made by majority vote of the Board and no Member shall be entitled to vote on the proposed amendment. Amendments of these Articles after expiration of the period of Declarant Control shall require the affirmative vote of seventy-five percent (75%) of the total voting power of the Association.

ARTICLE XI**PERSONAL LIABILITY**

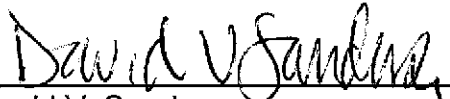
The personal liability of a director of the Association to the Association or its Members for monetary damages for a breach of his or her fiduciary duty as a director is hereby eliminated to the maximum extent permitted by the Arizona Nonprofit Corporation Act, as it may be amended from time to time.

ARTICLE XII**INDEMNIFICATION**

To the fullest extent permitted under A.R.S. §§10-3851 and 10-3856 or any successor statute, the Association, on demand, will indemnify, defend, protect, and hold harmless all of its incorporators and any and all of its past, present, and future Directors, officers, Members, employees, and agents for, from, and against all losses, damages, liabilities, claims, expenses, legal fees, judgments, penalties, and settlements arising out

of any and all acts or omissions done or omitted while employed by or acting on behalf of the Association. No right, power, or responsibility conferred on the Board, Architectural Committee, or any officer, employee, or agent of the Association will be construed as imposing any duty or obligation on that person for the purposes of establishing personal liability.

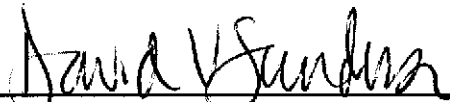
For the purpose of forming this Association under the laws of the State of Arizona, I, the undersigned, constituting the incorporator of this Association, have executed these Articles of Incorporation this 12th day of December, 2005.


David V. Sanderson
Incorporator

ACCEPTANCE OF APPOINTMENT AS STATUTORY AGENT

The undersigned having been designated to act as statutory agent for this corporation, hereby accepts such appointment and agrees to act in that capacity until removed or resignation is submitted in accordance with applicable provisions of the Arizona Revised Statutes.

Dated this 12th day of December, 2005.


David V. Sanderson

ARIZONA CORPORATION COMMISSION
CORPORATIONS DIVISION

Phoenix Address: 1300 West Washington
Phoenix, Arizona 85007-2929

Tucson Address: 400 West Congress
Tucson, Arizona 85701-1347

NONPROFIT
CERTIFICATE OF DISCLOSURE

A.R.S. Section 10-3202.D.

THE RAVEN
CONDOMINIUM ASSOCIATION

EXACT CORPORATE NAME

A. Has any person serving either by election or appointment as officer, director, trustee, or incorporator in the corporation:

1. 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 execution of this Certificate?
2. Been 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 execution of this Certificate?
3. Been or are subject to an injunction, judgment, decree or permanent order of any state or federal court entered within the seven-year period immediately preceding the execution of this Certificate wherein such injunction, judgment, decree or permanent order:
 - (a) Involved the violation of fraud or registration provisions of the securities laws of that jurisdiction?; or
 - (b) Involved the violation of the consumer fraud laws of that jurisdiction?; or
 - (c) Involved the violation of the antitrust or restraint of trade laws of that jurisdiction?

Yes _____ No X

B. IF YES, the following information MUST be attached:

1. Full name and prior name(s) used.
2. Full birth name.
3. Present home address.
4. Prior addresses (for immediate preceding 7-year period).
5. Date and location of birth.
6. Social Security number.
7. The nature and description of each conviction or judicial action, date and location, the court and public agency involved and file or cause number of case.

C. Has any person serving either by election or appointment as an officer, director, trustee or incorporator of the corporation, served in any such capacity or held such interest in any other corporation which has been placed in bankruptcy or receivership or had its charter revoked, or administratively dissolved by any jurisdiction?

Yes _____ No X

IF YOUR ANSWER TO THE ABOVE QUESTION IS "YES", YOU MUST ATTACH THE FOLLOWING INFORMATION FOR EACH CORPORATION:

1. Name and address of the corporation.
2. Full name, including alias and address of each person involved.
3. State(s) in which the corporation:
 - (a) Was incorporated.
 - (b) Has transacted business.
4. Dates of corporate operation.
5. A description of the bankruptcy, receivership or charter revocation, including the date, court or agency and the file or cause number of the case.

D. The fiscal year end adopted by the corporation is 12/31.

Under penalties of law, the undersigned incorporators/officers declare that we have examined this Certificate, including any attachments, and to the best of our knowledge and belief it is true, correct and complete, and hereby declare as indicated above. THE SIGNATURE(S) MUST BE DATED WITHIN THIRTY (30) DAYS OF THE DELIVERY DATE.

BY David V. Sanderson DATE 12/12/05
TITLE Incorporator

BY _____ DATE _____
TITLE _____

BY _____ DATE _____
TITLE _____

BY _____ DATE _____
TITLE _____

DOMESTIC CORPORATIONS: ALL INCORPORATORS MUST SIGN THE INITIAL CERTIFICATE OF DISCLOSURE. (If more than four Incorporators, please attach remaining signatures on a separate sheet of paper.)

If within sixty days, any person becomes an officer, director, or trustee and the person was not included in this disclosure, the corporation must file an AMENDED certificate signed by all incorporators, or if officers have been elected, by a duly authorized officer.

FOREIGN CORPORATIONS: MUST BE SIGNED BY AT LEAST ONE DULY AUTHORIZED OFFICER OF THE CORPORATION.