

THE RECORD REPORTER

~ SINCE 1914 ~

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PHOENIX, AZ - 85020-5276

AFFIDAVIT OF PUBLICATION

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Notice Type: AI - ARTICLES OF INCORPORATION

Ad Description: THE RAVEN CONDOMINIUM ASSOCIATION

I, Wendy Cooper, am authorized by the publisher as agent to make this affidavit. Under oath, I state that the following is true and correct.

THE RECORD REPORTER is a newspaper of general circulation published Monday, Wednesday and Friday except legal holidays, in the County of Maricopa, State of Arizona. The copy hereto attached is a true copy of the advertisement as published on the following dates:

01/20/2006, 01/23/2006, 01/25/2006

Wendy Cooper

Subscribed and sworn to before me on the 25th day of January, 2006

Diane M. Heuel



AZ Corp. Commission



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JAN 25 2006

ARIZONA CORP. COMMISSION
CORPORATIONS DIVISION

RR# 916503

ARTICLES OF INCORPORATION OF THE RAVEN CONDOMINIUM ASSOCIATION

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:

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.

/s/David V. Sanderson
Incorporator

1/20, 1/23, 1/25/06

RR-916503#