



JUN 01 2006

FILE NO. 12888130

**ARTICLES OF INCORPORATION  
OF  
VAL VISTA CLASSIC, PARCEL 3, CONDOMINIUM ASSOCIATION**

**ARTICLE I  
NAME**

The name of the corporation is Val Vista Classic, Parcel 3, Condominium Association (the "Association").

**ARTICLE II  
DEFINED TERMS**

Capitalized terms used in these Articles without definition shall have the meanings specified for such terms in the Arizona Condominium Act, A.R.S. §33-1201, *et seq.*, (the "Condominium Act") and in the Condominium Declaration for Val Vista Classic, Parcel 3, Condominium recorded or to be recorded in the official records of the County Recorder of Maricopa County, Arizona, as amended from time to time (the "Condominium Declaration").

**ARTICLE III  
KNOWN PLACE OF BUSINESS**

The street address of the known place of business for the Association is 890 W. Elliot Road, Gilbert, Arizona 85233.

**ARTICLE IV  
STATUTORY AGENT**

Phillip Christensen, whose address is 890 W. Elliot Road, Gilbert, Arizona 85233, and who is a resident of the State of Arizona, is hereby appointed and designated the initial statutory agent for the Association.

**ARTICLE V  
CHARACTER OF BUSINESS**

The Association is organized as a nonprofit corporation under the Arizona Nonprofit Corporation Act. The character of the business which the Association intends to conduct in Arizona is to (a) constitute the Association referred to in the Condominium Declaration; (b) provide for the management, maintenance and care of the Common Elements; and (c) exercise and perform such other powers and duties as are imposed upon or granted to the Association under the Condominium Act and the Condominium Documents.



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**ARTICLE VI**  
**MEMBERSHIP AND VOTING RIGHTS**

The Members of the Association shall be Unit Owners. All Unit Owners shall be mandatory members of the Association, and no Member shall have the right to resign as a member of the Association. By acquiring fee title to or otherwise becoming the Unit Owner of a Unit, a Person consents to becoming a member of the Association. Each Unit Owner shall have such rights, privileges and votes in the Association as are set forth in the Condominium Documents. The provisions of the Condominium Declaration with respect to membership in the Association and the voting rights of the Members are hereby incorporated in these Articles by reference.

**ARTICLE VII**  
**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:

| <u>Name</u> | <u>Mailing Address</u>                       |
|-------------|----------------------------------------------|
| Reed Porter | 890 W. Elliot Road<br>Gilbert, Arizona 85233 |

During the Period of Declarant Control, the minimum number of directors shall be one (1). After the expiration of the Period of Declarant Control, the board of directors shall initially consist of three (3) directors. The number of directors may thereafter be changed from time to time by the Board of Directors provided the minimum number of directors shall be three (3) and the maximum number of directors shall be nine (9) and provided further that the number of directors must always be an odd number. Following the Period of Declarant Control, all of the directors must be Unit Owners. The Board of Directors shall adopt the Initial Bylaws of the Association. The power to alter, amend or repeal the Bylaws is reserved to the Members except that during the Period of Declarant Control, the Declarant, without the consent of any Unit Owner, may amend the Bylaws in order to: (a) comply with the Condominium Act or any other applicable law if the amendment does not adversely affect the rights of any Unit Owner; (b) correct any error or inconsistency in the Bylaws if the amendment does not adversely affect any Unit Owner; or (c) comply with the regulations or guidelines in effect from time to time of any governmental or quasi-governmental entity or federal corporation guaranteeing or insuring mortgage loans or governing transactions involving mortgage instruments including, without limitation, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Federal Housing Administration or the Veterans Administration.

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#### **ARTICLE VIII OFFICERS**

The following persons shall be the initial officers of the Association and shall hold the positions opposite their names until the first annual meeting of the Association and until their successors have been elected and qualified:

| <u>Name</u>         | <u>Position</u>     |
|---------------------|---------------------|
| Reed Porter         | President           |
| Joel Huston         | Vice President      |
| Phillip Christensen | Secretary/Treasurer |

#### **ARTICLE IX LIMITATION ON LIABILITY OF DIRECTORS**

The personal liability of a director of the Association to the Association or its members for money damages for any action taken or any failure to take any action as a director is hereby eliminated to the fullest extent permitted by the Arizona Nonprofit Corporation Act, as amended from time to time. Any repeal or modification of this Article IX shall be prospective only and shall not adversely affect the personal liability of a director or prior director for any act or omission occurring prior to the effective date of such repeal or modification.

#### **ARTICLE X DISSOLUTION**

The Association may be dissolved with the consent given in writing and signed by Members holding not less than eighty percent (80%) of the total votes in the Association. So long as the Declarant owns one or more Units, the Association may not be dissolved without the prior written approval of the Declarant.

#### **ARTICLE XI AMENDMENTS**

These Articles may be amended by Members holding at least sixty-seven percent (67%) of the total votes in the Association, except that during the Period of Declarant Control the Declarant shall have the right to amend these Articles in order to: (a) comply with the Condominium Act or any other applicable law if the amendment does not adversely affect the rights of any Unit Owner; (b) correct any error or inconsistency in the Bylaws if the amendments does not adversely affect any Unit Owner; or (c) comply with the requirements or guidelines in effect from time to time of any governmental or quasi-governmental entity or federal corporation guaranteeing or insuring mortgage loans or governing transactions involving mortgage instruments including, without limitation, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Federal Housing Administration or the Veterans Administration. Any amendment to these Articles must be approved in writing by the Declarant so long as

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the Declarant owns one or more Units. Any amendment to these Articles shall require the prior written approval of the Master Association, with such approval not to be unreasonably withheld.

## **ARTICLE XII**

### **INDEMNIFICATION**

The Association shall indemnify any person made a party to any civil suit or criminal, administrative or investigative action, other than an action by or in the right of the Association, by reason of the fact that he is or was a member, director, officer, employee or agent of the Association against expenses, including attorneys' fees, and judgments, fines and amounts paid in settlement actually and reasonably incurred by him in connection with such action, if he acted, or failed to act, in good faith and he reasonably believed: (a) in the case of conduct in an official capacity with the Association, that the conduct was in its best interest, (b) in all other cases, that the conduct was at least not opposed to its best interests, and (c) in the case of any criminal action or proceeding, that he had no reasonable cause to believe the conduct was unlawful. Any indemnification of the members, directors, officers, employees or agents of the Association shall be governed by and made in accordance with the Arizona Nonprofit Corporation Act. Any repeal or modification of this Article XII shall be prospective only and shall not adversely affect, defeat or limit the right of any person to indemnification for any act, or failure to act, occurring prior to the effective date of such repeal or modification prospective only and shall not adversely affect, defeat or limit the right of any person to indemnification for any act, or failure to act, occurring prior to the effective date of such repeal or modification.

## **ARTICLE XIII**

### **DURATION**

The Association shall exist perpetually.

## **ARTICLE XIV**

### **INCORPORATOR**

The name and address of the incorporator of this Association is:

|             |                                              |
|-------------|----------------------------------------------|
| <u>Name</u> | <u>Address</u>                               |
| Reed Porter | 890 W. Elliot Road<br>Gilbert, Arizona 85233 |

IN WITNESS WHEREOF, the undersigned has executed these Articles of Incorporation for Val Vista Classic, Parcel 3, Condominium Association this 25<sup>th</sup> day of May, 2008.

  
\_\_\_\_\_  
Reed Porter, Incorporator

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**STATE OF ARIZONA  
ACCEPTANCE OF APPOINTMENT  
AS STATUTORY AGENT  
OF  
VAL VISTA CLASSIC, PARCEL 3, CONDOMINIUM ASSOCIATION  
an Arizona nonprofit corporation**

To: Arizona Corporation Commission  
Incorporating Division  
1300 West Washington  
Phoenix, Arizona 85007

Please be advised that Phillip Christensen, whose address is 890 W. Elliot Road, Gilbert, Arizona 85233, hereby accepts and acknowledges his appointment as statutory agent for service of process upon Val Vista Classic, Parcel 3, Condominium Association, an Arizona nonprofit corporation, and consents to act in that capacity until removal or resignation.

The undersigned hereby certifies that he has been a resident in the State of Arizona for a period in excess of three (3) years.

DATED this 25<sup>th</sup> day of May, 2006.

  
Phillip Christensen

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.

Val Vista Classic, Parcel 3, 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.                        | 6. Social Security number.                                                                                                                                     |
| 2. Full birth name.                                         | 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. |
| 3. Present home address.                                    |                                                                                                                                                                |
| 4. Prior addresses (for immediate preceding 7-year period). |                                                                                                                                                                |
| 5. Date and location of birth.                              |                                                                                                                                                                |

- 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 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.                                                                                                          | 4. Dates of corporate operation.                                                                                                                      |
| 2. Full name, including alias and address of each person involved.                                                                               | 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. |
| 3. State(s) in which the corporation: <ol style="list-style-type: none"><li>(a) Was incorporated.</li><li>(b) Has transacted business.</li></ol> |                                                                                                                                                       |

- D. The fiscal year end adopted by the corporation is December 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 [Signature] DATE 5-12-04  
TITLE Read Porter, Incorporator and Director

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.

CF: 0001 - Non-Profit  
Rev: 9/00

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