



THE RECORD REPORTER

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AFFIDAVIT OF PUBLICATION

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Ad Description: Blanca Condo Association P

I, MARCIA NOHAVA, 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 will be/have been published on the following dates:

09/07/2007, 09/10/2007, 09/12/2007

Marcia Nohava

Subscribed and sworn to before me on the 12TH day of SEPTEMBER, 2007

Annette R. Acosta



ANNETTE R. ACOSTA
Notary Public - Arizona
Maricopa County
Expires 10/15/2010

Articles Of Incorporation Of Blanca Condo Association

Pursuant to Title 10, Chapters 24 through 40 of the Arizona Revised Statutes (the "Nonprofit Corporation Act"), as the same may be amended or revised, the undersigned hereby adopt the following Articles of Incorporation. Article I - Name The name of the corporation shall be Blanca Condo Association (herein referred to as the "Association"). Article II - Nonprofit Corporation The Association is organized as a nonprofit corporation pursuant to the Nonprofit Corporation Act. The Association shall have no stock, and no dividends or pecuniary profits shall be declared or paid to its Members. All income and earnings of the Association shall be used to further the purposes and objectives of the Association as set forth in Article IV. The corporation shall be tax-exempt as permitted by the Internal Revenue Code. Nothing contained herein, however, shall prohibit payments by the Association to Members, Directors or officers as reasonable compensation or reimbursement for services rendered to the Association. Article III - Principal Place Of Business The Association's principal place of business is located at 13423 N. 111th Avenue, Sun City, Arizona 85351, but it may establish other places of business and other offices at such other places as the Board of Directors may from time to time determine. Article IV - Purpose, Powers And Duties The primary business and purpose of the Association is to serve as an "Association" as that term is defined and used in the Condominium Act and as the "Association" as that term is defined and used in the Declaration of Covenants, Conditions and Restrictions, recorded in the Official Records of Maricopa County, Arizona in Docket 7534, Page 164 as amended, (the "Declaration"). In furtherance of said purpose, the Association shall have the powers and shall perform the duties and obligations granted to and imposed upon it by the Declaration. In addition, subject to the provisions of the Declaration, the Association shall have and may exercise any and all of the powers, rights and privileges now or hereafter granted to nonprofit corporations by the Nonprofit Corporation Act. Article V - Membership And Voting Rights The Association shall have members. The membership of the Association shall consist exclusively of all of the Owners of Units in Blanca Condo Association, as those terms are defined in the Declaration, or their heirs, successors or assigns. The property, voting and other rights and privileges of Members, and their liability for assessments and other charges, shall be as set forth in the Declaration and the Nonprofit Corporation Act and the Condominium Act. Article VI - Board Of Directors The control and management of the affairs of the Association shall be vested in a Board of Directors of three

(3) persons, each of whom shall be a Member. The names and addresses of the initial Directors are as follows: Birtie Owens; 13423 N. 111th Avenue, Sun City, AZ 85351 Janice Collier; 13401 N. 111th Avenue, Sun City, AZ 85351 Richard Melhad; 13427 N. 111th Avenue, Sun City, AZ 85351 The Bylaws of the Association shall prescribe the terms of office and manner of election of Directors. Article VII - Officers The affairs of the Association shall be administered by Officers elected annually by the Board of Directors at the first meeting of the Board of Directors following each annual meeting of the Members of the Association, or at another meeting called for such purpose. The Officers shall serve at the pleasure of the Board of Directors, and each of whom shall be Directors. Article VIII - Incorporators The name and address of the incorporators is: Birtie Owens; 13423 N. 111th Avenue, Sun City, AZ 85351 Article XI - No Personal Liability The Directors, Officers and Members of the Association shall not be individually liable for the Association's debts or other liabilities. The private property of such individuals shall be exempt from any corporate debts or liabilities. A Director of the Association shall not be personally liable to the Association or its Members for monetary damages for breach of fiduciary duty as a Director, except for liability (i) for any breach of the Director's duty of loyalty to the Association or its Members, (ii) for acts or omissions not in good faith or which involve intentional misconduct or a knowing violation of law, (iii) under Section 10-11631 or Section 10-11632 of the Arizona Revised Statutes, or (iv) for any transaction from which the Director derived any improper personal benefit. If the Arizona Revised Statutes are hereafter amended to authorize corporate action further eliminating or limiting the personal liability of Directors, then the liability of a Director of the Association shall be eliminated or limited to the fullest extent permitted by the Arizona Revised Statutes, as so amended. Any repeal or modification of this Article shall not adversely affect any right or protection of a Director of the Association existing at the time of such repeal or modification. Article X - Indemnification The Association shall indemnify any past or present Director, officer, committee member, employee or agent against expenses, including without limitation, attorneys' fees, judgments, fines and amounts incurred while acting within the scope of his or her authority as a Director, officer, committee member, employee or agent of the Association; provided that the Board of Directors shall determine in good faith that such individual did not act, fail to act, or refuse to act, willfully or with gross negligence or with fraudulent or criminal intent with regard to the matters involved in this action. Article XI - Dissolution No person shall possess any property right in or to the property or assets of the Association.



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Upon termination of the Declaration in accordance with its provisions, the Association may be dissolved as provided in the Bylaws or Arizona law. Upon dissolution, all assets remaining after payment of any outstanding liabilities shall be distributed as provided by Arizona law. Article XII - Fiscal Year End The Association shall have its fiscal year end on December 31. Article XIII - Amendments These Articles of Incorporation may be amended as provided in Arizona Revised Statutes Section 10-11001 through 11004, as the same may be amended or revised. Article XIV - Bylaws The initial Bylaws of the Association shall be the Bylaws as set forth in Article IV. The Bylaws may thereafter be amended as set forth therein. Article XV - Statutory Agent This Association hereby appoints Carpenter, Hazlewood, Delgado and Wood, PLC, 1400 E. Southern Avenue, Suite 640, Tempe, Arizona 85282, as its statutory agent. All notices and processes, including service of summons, may be served upon said statutory agent and, when so served, shall be lawful, personal service upon this Association. The Board of Directors may, at any time, appoint another agent for such purpose, and filing of such other appointment shall revoke this or any other previous appointment of such agent. In Witness Whereof, we have executed these Articles of Incorporation this 3rd day of May, 2007. /s/ Birie Owens, Incorporator
Consent Of Statutory Agent The undersigned hereby certifies that consent is given to act as statutory agent for Blanca Condo Association. Carpenter, Hazlewood, Delgado and Wood, PLC James Hazlewood, Esq.
By: /s/ illegible
9/7, 9/10, 9/12/07

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