

THE RECORD REPORTER

~ SINCE 1914 ~

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FEB 25 2013

ARIZONA CORP. COMMISSION
CORPORATIONS DIVISION

RR# 2449051

ARTICLES OF INCORPORATION

OF DEL WEBB AT DOVE MOUNTAIN COMMUNITY ASSOCIATION, INC.

(an Arizona Nonprofit Corporation)
In compliance with the requirements
of Section 10-3201, et seq., Arizona
Revised Statutes, as amended, the
undersigned, who is a person capable
of contracting, states as follows:

ARTICLE I

Name

The name of the corporation is Del Webb at Dove Mountain Community Association, Inc. (the "Association"). The Association is formed as a nonprofit corporation under Arizona laws. The Association shall make no distributions of income to its Members, directors or officers.

ARTICLE II

Definitions

All capitalized terms used herein which are not defined shall have the same meaning as set forth in the Recorded Declaration of Covenants, Conditions, Restrictions, and Easements for Del Webb at Dove Mountain, as the same may be amended from time to time (the "Declaration").

ARTICLE III

Purposes and Character of Affairs

The purposes for which the Association is organized, and the character of affairs which the Association initially intends to actually conduct in Arizona, are:

- to be and constitute the Association to which reference is made in the Declaration, to perform all obligations and duties of the Association, and to exercise all rights and powers of the Association, as specified therein, in the Bylaws of the Association, as such bylaws may be amended from time to time (the "Bylaws"), and as provided by law;
- to serve as the governing body for all of the Owners of Lots for the protection, improvement, alteration, maintenance, repair, replacement, administration and operation of the Properties, the assessment for the payment of expenses, payment of losses, disposition of casualty insurance proceeds and other matters as provided in the Governing Documents or otherwise necessary or appropriate to the proper functioning of the Association and the Properties; and
- the transaction of any or all lawful business for which nonprofit corporations may be incorporated under the laws of the State of Arizona, as they may be amended from time to time.

ARTICLE IV

Powers

The Association shall have all of the common law and statutory powers conferred upon nonprofit corporations under Arizona law and all of the powers necessary or desirable to perform the obligations and duties and to exercise the rights and powers set out in these Articles, the Bylaws, or the Declaration, including, without limitation, the power:

- to fix, collect, and enforce payment, by any lawful means, of

assessments and other charges as set forth in the Declaration;
(b) to manage, control, operate, maintain, repair, and improve property subject to the Declaration and any other property for which the Association by rule, regulation, covenant, or contract has a right or duty to provide such services;
(c) to enforce covenants, conditions, or restrictions affecting any property to the extent the Association may be authorized to do so under the Declaration or Bylaws;
(d) to engage in activities which will actively foster, promote, and advance the common interests of all Owners of Lots subject to the Declaration;
(e) to buy or otherwise acquire, sell, dedicate for public use, or otherwise dispose of, mortgage, or otherwise encumber, exchange, lease, own, hold, use, operate, and otherwise deal in and with real, personal, and mixed property of all kinds and any right or interest therein for any purpose of the Association, subject to such limitations as may be set forth in the Declaration or Bylaws;
(f) to borrow money for any purpose, subject to such limitations as may be contained in the Declaration or Bylaws;
(g) to enter into, make, perform, or enforce contracts of every kind and description, and to do all other acts necessary, appropriate, or advisable in carrying out any purpose of the Association, with or in association with any other association, corporation, or other entity or agency, public or private;

(h) to act as agent, trustee, or other representative of other corporations, firms, or individuals, and as such to advance the business or ownership interests in such corporations, firms, or individuals; and
(i) to adopt, alter, and amend or repeal the Bylaws as may be necessary or desirable for the proper management of the affairs of the Association; provided, however, that the Bylaws may not be inconsistent with or contrary to any provisions of the Declaration or the Articles. The foregoing enumeration of powers shall not limit or restrict in any manner the exercise of other rights and powers which may now or hereafter be permitted by law. The powers specified in each of the paragraphs of this Article are independent powers, not to be restricted by reference to or inference from the terms of any other paragraph of this Article.

ARTICLE V

Directors

A Board of Directors of the Association (the "Board") shall conduct, manage, and control the Association. The initial Board shall consist of three directors. The names and addresses of the members of the initial Board, who shall hold office until their successors are elected and qualified, or until removed, are as follows:
Mike Briz
16767 N Perimeter Dr, Ste 100,
Scottsdale, AZ 85260
John Ward

AFFIDAVIT OF PUBLICATION

Reference #: 23022.0341

Notice Type: AI - ARTICLES OF INCORPORATION

Ad Description: DEL WEBB AT DOVE MOUNTAIN COMMUNITY ASSOCIATION, INC.

I, Heather Clayton, 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 (also publishing for Pima County), State of Arizona. The copy hereto attached is a true copy of the advertisement as published on the following dates:

02/25/2013, 02/27/2013, 03/01/2013

State Of Arizona)
)ss.
County Of Maricopa)

Subscribed and sworn to before me on the 25th day of February, 2013

Cathy L Fisher



CATHY L FISHER
Notary Public - Arizona
Maricopa County
Expires 07/31/2016



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