



THE RECORD REPORTER

~ SINCE 1914 ~

2025 N THIRD ST #160, PHOENIX, AZ 85004-1425
Telephone (602) 417-9900 / Fax (602) 417-9910

Publishing for Maricopa
and Pima Counties

RECEIVED

APR 15 2016

ARIZONA CORP. COMMISSION
CORPORATIONS DIVISION

KAREN POPEJOY
BERENS KOZUB & KLOBERDANZ / EMAI
7047 E GREENWAY PKWY #140
SCOTTSDALE, AZ - 85254

RR# 2869044

ARTICLES OF INCORPORATION
OF
SUNSET TERRACE AT LITCHFIELD
PARK HOMEOWNERS
ASSOCIATION

The undersigned, has this day executed the following for the purpose of forming a corporation under the laws of the State of Arizona, and for that purpose does hereby adopt the following Articles of Incorporation.

1. Name. The name of this corporation (hereinafter "Association") is "Sunset Terrace at Litchfield Park Homeowners Association".
2. Duration. The period of duration of the Association shall be perpetual.
3. Principal Place of Business. The principal office for the transaction of business of the Association is located at 9200 East Pima Center Parkway, Suite 230, Scottsdale, Arizona 85258.
4. Statutory Agent. The name and address of the initial Statutory Agent for the Association is:
Matthew R. Berens
Berens, Kozub, Kloberdanz & Blonstein, PLC
7047 E. Greenway Parkway, Suite 140
Scottsdale, Arizona 85254

upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association;

e. Grant non-exclusive easements over the Common Area to any person for purposes beneficial to the Members;

f. Borrow money and, only with the assent (by vote or written consent) of two-thirds (2/3) of each class of Members, mortgage, pledge, deed of trust or hypothecate any or all of its personal or real property as security for money borrowed or debts incurred;

g. Participate in mergers and consolidations with other nonprofit corporations organized for the same purposes, provided that any merger or consolidation shall have the assent by vote or written consent of two-thirds (2/3) of each class by Members; and
h. Have and exercise any and all powers, rights and privileges which a corporation organized under the Arizona Nonprofit Corporation Act (A.R.S. §10-3101 et seq.) (the "Act"), may now or hereafter have or exercise.

7. Membership Voting Rights. The number and qualifications of Members of the Association, the different classes of Membership, if any, the property, voting and other rights and privileges of Members, their liability for assessments and the method of collection thereof shall be as set forth in the Declaration and the Bylaws.

8. Board of Directors. The affairs of this Association shall be managed by a Board of not less than one (1) nor more than seven (7) Directors (the exact number and qualifications of which shall be fixed by the Bylaws, or amendments thereof, duly adopted by the Members or the Board of Directors). The number of Directors may be changed by amendment to the Bylaws. The initial Board of Directors and the address(es) of the Member(s), whom shall serve until their successors are elected or appointed according to the Bylaws, are as follows:

Mr. Ryan Huffman
Mattamy Arizona, LLC
9200 East Pima Center Parkway,
Suite 230
Scottsdale, Arizona 85258

Mr. Jose Castillo
Mattamy Arizona, LLC
9200 East Pima Center Parkway,
Suite 230
Scottsdale, Arizona 85258

Mrs. Joyce Loggins
Mattamy Arizona, LLC
9200 East Pima Center Parkway,
Suite 230
Scottsdale, Arizona 85258

9. Elimination of Director Liability. As set forth in the Act, each Director shall be immune from civil liability and shall not be subject to suit indirectly or by way of contribution for any act or omission resulting in damage or injury if said Director was acting in good faith and within the scope of his official capacity (which is any decision, act or event undertaken by the Association in furtherance of the purpose or purposes for which it is

AFFIDAVIT OF PUBLICATION

Reference #: 1575.083

Notice Type: AI - ARTICLES OF INCORPORATION

Ad Description: SUNSET TERRACE AT LITCHFIELD PARK
HOMEOWNERS ASSOCIATION 208000860

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:

04/15/2016, 04/18/2016, 04/20/2016

Heather Clayton
State Of Arizona)
)ss.
County Of Maricopa)

Subscribed and sworn to before me on the 15th day of April, 2016

Cathy L Fisher



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



organized), unless such damage or injury was caused by willful and wanton or grossly negligent conduct of the Director.

10. Dissolution. In the event of dissolution, liquidation or winding up of the Association (other than incident to a merger or consolidation), the Association shall pay or adequately provide for the debts and obligations of the Association and otherwise comply with the Act. The Directors or persons in charge of the liquidation shall dedicate the assets of the Association to an appropriate public agency to be used for purposes similar to those for which this Association was created or if such dedication is refused acceptance, then such assets may be granted, transferred or conveyed to any non-profit corporation, association, trust or other organization devoted to similar purposes. If such acts are not feasible, said Directors or other persons in charge of the liquidation shall divide the remaining assets among the Members in accordance with their respective rights therein as set forth in the Declaration, except as otherwise required by law.

11. Indemnification. The Association shall indemnify any person made a party to any civil suit or criminal administrative or investigative action, by reason of the fact that he is or was a member, director, officer, employee or agent of the Association against expenses, including attorney's fees, and judgments, fines and amounts paid in settlement actually and reasonably incurred by him in connection with such action to the greatest extent allowed by law. Any indemnification of the members, directors, officers, employees or agents of the Association shall be governed by and made in accordance with the provisions of the Act. Any repeal or modification of this Article 11 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.

12. Amendments. These Articles may be amended by the vote or written assent of Members representing seventy-five percent (75%) of the total voting power of each class of Membership in the Association, provided however, that the percentage of the voting power necessary to amend a specific clause or provision shall not be less than the prescribed percentage of affirmative votes required for action to be taken under that clause or provision. Notwithstanding the foregoing, the Declarant (as defined in the Declaration), without the vote or written consent of the Members, may amend these Articles in order to conform the Articles to the requirements or guidelines of the Federal Housing Administration, the Veterans Administration or any federal, state or local governmental agency whose approval of the Articles, Bylaws or other documents relative to the Association or the

Property is required by law or requested by the Declarant or the Association.

13. FHA/VA Approval. As long as there is a Class B Membership (as referenced in the Declaration), the following actions will require the prior approval of the Federal Housing Administration or the Veterans Administration, if either of those agencies has approved the development plan of the Property: annexation of additional property; mergers and consolidations; mortgaging of Common Area; dedication of Common Area and dissolution and amendment of these Articles.

14. Incorporator. The name and address of the Incorporator is: Matthew R. Berens, Berens, Kozub, Kloberdanz & Blonstein, PLC 7047 E. Greenway Parkway, Suite 140 Scottsdale, Arizona 85254

15. Definitions. All initially capitalized terms used herein without definition shall have the meanings set forth for such terms in the Declaration.

In Witness Whereof, for the purpose of forming this Association under the laws of the State of Arizona, we, the undersigned, constituting the Incorporators of this Association, have executed these Articles of Incorporation this 28th day of March, 2016.

INCORPORATOR:
/s/Matthew R. Berens
4/15, 4/18, 4/20/16

RR-2869044#