



FEB 22 2018

ARIZONA CORP COMMISSION
FILED

NOV 28 2017

FILE NO. 2238286-2

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ARTICLES OF INCORPORATION
OF



06137171

CAMPA-LOMA CONDOMINIUM ASSOCIATION

That we, the undersigned, for the purpose of forming a non-profit corporation under the laws of the State of Arizona, do hereby associate ourselves together and adopt these Articles of Incorporation.

ARTICLE I

Name: The name of the corporation is **CAMPA-LOMA CONDOMINIUM ASSOCIATION** ("Association").

ARTICLE II

Purpose: The Association shall be operated as a non-profit corporation, for purposes of conducting all lawful business for which corporations may be incorporated under the laws of the State of Arizona, as they may be amended from time to time, and specifically, but not in limitation thereof, the purpose of performing or exercising all duties, obligations, rights and responsibilities imposed upon or granted to the Association is the Declaration of Restrictions Revision 2 ("Declaration") recorded with the Maricopa County Recorder's Office at Instrument Number 2000-0376767.

ARTICLE III

Initial Business: The corporation intends to conduct the business of a non-profit condominium association of owners to care for, manage and maintain

common areas, adopt budgets, to collect assessments and take such other action as may be required of or permitted pursuant to the Declaration and Bylaws.

ARTICLE IV

Non-Profit Corporation: This corporation shall be a non-profit corporation under the laws of the State of Arizona. The corporation shall have no capital stock. The Association does not contemplate distribution of gains, profits or dividends to its Members.

ARTICLE V

Members: This corporation shall be composed of members rather than shareholders. The authorized number and qualification of the members of this corporation, the different classes of members, if any, and the rights, duties, and voting privileges of each class of members, shall be set forth in the Bylaws. Membership in the Association shall be limited to Owners of Lots.

ARTICLE VI

Statutory Agent: The name and address of the initial statutory agent of the corporation is:

**Colby Management, Inc.
17220 N. Boswell Blvd. #140
Sun City, Arizona 85373**

ARTICLE VII

Known Place of Business: The known place of business of the corporation shall be 17220 N. Boswell Blvd. #140, Sun City, Arizona 85373. The corporation

may establish other places of business as the Board of Directors may from time to time determine.

ARTICLE VIII

Board of Directors: The initial Board of Directors shall consist of three (3) Directors. The names and addresses of the person(s) who are to serve as directors until the first annual meeting of members or until their successors are elected and qualify are:

**Robert E. Proper
17220 N. Boswell Blvd. #140
Sun City, Arizona 85373**

**Donald Geiger
17220 N. Boswell Blvd. #140
Sun City, Arizona 85373**

**Barbara Burton
17220 N. Boswell Blvd. #140
Sun City, Arizona 85373**

ARTICLE IX

Number of Directors: The number of persons to serve on the Board of Directors shall be fixed by the Bylaws.

ARTICLE X

Management: The business and affairs of the corporation shall be managed by the Board of Directors.

ARTICLE XI

Directors' and Officers' Compensation: The Officers and Directors of the corporation shall serve without pay, except that they may be reimbursed for actual expenses involved in executing their duties. Managerial, clerical and professional services may be obtained as determined by the Directors at such time the scope of business of the corporation requires.

ARTICLE XIII

Quorum: A quorum at a meeting of the Board of Directors shall consist of a majority of the Directors.

ARTICLE XIV

The affirmative vote of a majority of the Directors present and voting at a meeting at which a quorum is present shall be required for any act of the Directors.

ARTICLE XV

Incorporators: The incorporators of the corporation are:

Robert E. Proper
17220 N. Boswell Blvd. #140
Sun City, Arizona 85373

Donald Gelger
17220 N. Boswell Blvd. #140
Sun City, Arizona 85373

All powers, duties and responsibilities of the incorporators shall cease at the time of delivery of these Articles of Incorporation to the Arizona Corporation Commission for filing.

ARTICLE XVI

Indemnification: The corporation shall indemnify any past or present Director, Officer, Committee Member, employee or agent against expenses, including without limitations, attorney's 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 corporation; provided that the Board of Directors shall determine in good faith that such person 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 the action.

ARTICLE XVII

No Personal Liability: Directors, Officers and members of the Association shall not be individually liable for the Association's debts or other liabilities. 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, if any, for monetary damages for breach of fiduciary duty as a Director, except for liability (a) for any breach of the Director's duty of loyalty to the Association or its members, if any, (b) for acts or omissions not in good faith or which involve intentional misconduct or knowing violation of law, (c) under the Arizona Non-Profit Corporation Act as it may be amended from time to time, or (d) for any transaction from which the Director derived any improper personal benefit. 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 XVIII

Bylaws: The power to alter, amend, or repeal the Bylaws or adopt new Bylaws shall be set forth in the Bylaws.

ARTICLE XIX

Voting Required: The affirmative vote of the majority of the members present in person or by absentee ballot and voting at a meeting at which a quorum is present shall be required for any act of the members.

ARTICLE XX

Assessments: Members shall be required to pay such reasonable assessments, annually or monthly or at other stated times as may be required by the Bylaws to satisfy the costs of upkeep, maintenance, improvement and insuring of the payment of taxes on the Common Areas, buildings, grounds and improvements within the subdivision known as Campa-Loma as more specifically described in Article II hereinabove.

ARTICLE XXI

Dissolution: Upon the dissolution of the corporation, the Board of Directors shall, after paying or making provision for payment of all the liabilities of the corporation, dispose of all of the assets of the corporation exclusively for the

purpose of the corporation in such manner, as set forth in the Articles of Dissolution and filed with the Arizona Corporation Commission. Any such assets not disposed of shall be disposed of by the Superior Court of Arizona in the county in which the principal office is then located, as said court shall determine.

ARTICLE XXII

Amendment: These articles may be amended by the affirmative vote of two-thirds of all members of the corporation at a meeting duly noticed for that reason.

IN WITNESS WHEREOF, I, the undersigned incorporators, hereunto set forth my hand this 14 day of November 2017.

Robert E. Proper
Robert E. Proper
17720 North Boswell Blvd, #140
Sun City, Arizona 85373

Donald Geiger
Donald Geiger
17720 North Boswell Blvd, #140
Sun City, Arizona 85373

STATE OF ARIZONA)
) ss.
County of Maricopa)

On this 14 day of November 2017, before me, the undersigned officer, personally appeared Robert E. Proper and Donald Geiger known to me to be the person whose name is subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Patricia A. Greenlief
Notary Public

My Commission Expires: 9-28-20



DO NOT WRITE ABOVE THIS LINE; RESERVED FOR ACC USE ONLY.

CERTIFICATE OF DISCLOSURE

Read the Instructions C003i

1. **ENTITY NAME** – give the exact name of the corporation in Arizona:

Campa-Loma Condominium Association

2. **A.C.C. FILE NUMBER** (if already incorporated or registered in AZ): _____

Find the A.C.C. file number on the upper corner of filed documents OR on our website at: <http://www.azcc.gov/Divisions/Corporations>

3. **Check only one of the following to indicate the type of Certificate:**

- Initial (accompanies formation or registration documents)
 Annual (credit unions and loan companies only)
 Supplemental to COD filed _____ (supplements a previously-filed Certificate of Disclosure)

4. FELONY/JUDGMENT QUESTIONS:

Has any person (a) who is currently an officer, director, trustee, or incorporator, or (b) who controls or holds over ten per cent of the issued and outstanding common shares or ten per cent of any other proprietary, beneficial or membership interest in the corporation been:

4.1	Convicted of a felony involving a transaction in securities, consumer fraud or antitrust in any state or federal jurisdiction within the five-year period immediately preceding the signing of this certificate?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
4.2	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 five-year period immediately preceding the signing of this certificate?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
4.3	Subject to an Injunction, judgment, decree or permanent order of any state or federal court entered within the five-year period immediately preceding the signing of this certificate, involving any of the following: a. The violation of fraud or registration provisions of the securities laws of that jurisdiction; b. The violation of the consumer fraud laws of that jurisdiction; c. The violation of the antitrust or restraint of trade laws of that jurisdiction?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
4.4	If any of the answers to numbers 4.1, 4.2, or 4.3 are YES , you MUST complete and attach a Certificate of Disclosure Felony/Judgment Attachment form C004.		

5. BANKRUPTCY QUESTION:		
5.1 Has any person (a) who is currently an officer, director, trustee, incorporator, or (b) who controls or holds over twenty per cent of the issued and outstanding common shares or twenty per cent of any other proprietary, beneficial or membership interest in the corporation, served in any such capacity or held a twenty per cent interest in any other corporation (not the one filing this Certificate) on the bankruptcy or receivership of the other corporation?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
5.2 If the answer to number 5.1 is YES , you MUST complete and attach a Certificate of Disclosure Bankruptcy Attachment form C005.		

IMPORTANT: If within 60 days of the delivery of this Certificate to the A.C.C. any person not included in this Certificate becomes an officer, director, trustee or person controlling or holding over ten per cent of the issued and outstanding shares or ten per cent of any other proprietary, beneficial or membership interest in the corporation, the corporation must submit a SUPPLEMENTAL Certificate providing information about that person, signed by all incorporators or by a duly elected and authorized officer.

SIGNATURE REQUIREMENTS:	
Initial Certificate of Disclosure:	This Certificate must be signed by all incorporators. If more space is needed, complete and attach an Incorporator Attachment form C084.
Foreign corporations:	This Certificate may be signed by a duly authorized officer or by the Chairman of the Board of Directors.
Credit Unions and Loan Companies:	This Certificate must be signed by any 2 officers or directors.

Robert E. Proper
Name

17720 North Boswell Blvd, #140
Address 1

Address 2

Sun City	AZ	85373
City	State	Zip
Country UNITED STATES		

Donald Geiger
Name

17720 North Boswell Blvd, #140
Address 1

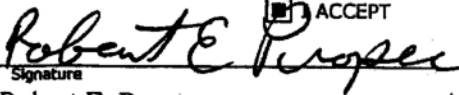
Address 2

Sun City	AZ	85373
City	State	Zip
Country UNITED STATES		

SIGNATURE - see Instructions C003i:

By typing or entering my name and checking the box marked "I accept" below, I acknowledge under penalty of perjury that this document together with any attachments is submitted in compliance with Arizona law.

ACCEPT


Signature

Robert E. Proper
Printed Name

11/14/17
Date

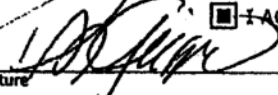
REQUIRED - check only one:

- Incorporator** - I am an incorporator of the corporation submitting this Certificate.
- Officer** - I am an officer of the corporation submitting this Certificate
- Chairman of the Board of Directors** - I am the Chairman of the Board of Directors of the corporation submitting this Certificate.
- Director** - I am a Director of the credit union or loan company submitting this Certificate.

SIGNATURE - see Instructions C003i:

By typing or entering my name and checking the box marked "I accept" below, I acknowledge under penalty of perjury that this document together with any attachments is submitted in compliance with Arizona law.

ACCEPT


Signature

Donald Geiger
Printed Name

11/14/17
Date

REQUIRED - check only one:

- Incorporator** - I am an incorporator of the corporation submitting this Certificate.
- Officer** - I am an officer of the corporation submitting this Certificate
- Chairman of the Board of Directors** - I am the Chairman of the Board of Directors of the corporation submitting this Certificate.
- Director** - I am a Director of the credit union or loan company submitting this Certificate.

Filing Fee: None All fees are nonrefundable - see Instructions.	Mail: Arizona Corporation Commission - Corporate Filings Section 1300 W. Washington St., Phoenix, Arizona 85007 Fax: 602-542-4100
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Please be advised that A.C.C. forms reflect only the minimum provisions required by statute. You should seek private legal counsel for those matters that may pertain to the individual needs of your business.
All documents filed with the Arizona Corporation Commission are public record and are open for public inspection.
If you have questions after reading the Instructions, please call 602-542-3026 or (within Arizona only) 800-345-5819.

STATUTORY AGENT ACCEPTANCE

Please read Instructions M002i

1. **ENTITY NAME** – give the **exact** name in Arizona of the corporation or LLC that has appointed the Statutory Agent (this must match exactly the name as listed on the document appointing the statutory agent, e.g., Articles of Organization or Article of Incorporation):
Campa-Loma Condominium Association

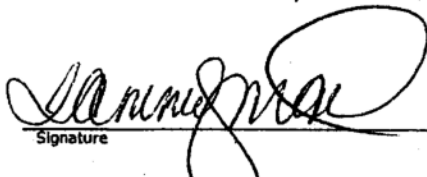
2. **STATUTORY AGENT NAME** – give the exact name of the Statutory Agent appointed by the entity listed in number 1 above (this will be *either* an individual or an entity). **NOTE** - the name must match **exactly** the statutory agent name as listed in the document that appoints the statutory agent (e.g. Articles of Incorporation or Articles of Organization), including any middle initial or suffix:

Colby Management, Inc.

3. STATUTORY AGENT SIGNATURE:

By the signature appearing below, the individual or entity named in number 2 above accepts the appointment as statutory agent for the entity named in number 1 above, and acknowledges that the appointment is effective until the appointing entity replaces the statutory agent or the statutory agent resigns, whichever occurs first.

The person signing below declares and certifies *under penalty of perjury* that the information contained within this document together with any attachments is true and correct, and is submitted in compliance with Arizona law.


Signature

Amy Matthews
Printed Name

11/14/17
Date

REQUIRED – check only one:

<input type="checkbox"/> Individual as statutory agent: I am signing on behalf of myself as the individual (natural person) named as statutory agent.	<input checked="" type="checkbox"/> Entity as statutory agent: I am signing on behalf of the entity named as statutory agent, and I am authorized to act for that entity.
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Filing Fee: none (regular processing)
Expedited processing – not applicable.
All fees are nonrefundable - see Instructions.

Mail: Arizona Corporation Commission - Corporate Filings Section
1300 W. Washington St., Phoenix, Arizona 85007
Fax: 602-542-4100

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