

AZ CORPORATION COMMISSION
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AZ Corp. Commission



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ARIZONA CORP. COMMISSION
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FILE NO. 22255402

ARTICLES OF INCORPORATION

OF

FILE NO. 22255402

THE MEADOWS EAST COMMUNITY ASSOCIATION
(an Arizona non-profit corporation)

The undersigned hereby adopts the following Articles of Incorporation ("Articles"):

1. Name: The name of the corporation shall be THE MEADOWS EAST COMMUNITY ASSOCIATION, an Arizona non-profit corporation (the "Association").

2. Purpose: The Association is organized and shall be operated as a non-profit corporation, for purposes of conducting any or all lawful affairs for which corporations may be incorporated under the Arizona Nonprofit Corporation Act, as in effect on the date these Articles are filed, and any amendments thereof or successor statutes thereto, and for the purpose of performing or exercising all duties, obligations, responsibilities, and rights imposed upon or granted to the Association in the Declaration of Covenants, Conditions, and Restrictions for The Meadows (the "Declaration") to be recorded in the office of the Recorder of Maricopa County, Arizona. Capitalized terms used in these Articles without definition shall have the meanings specified for such terms in the Declaration. References in these Articles to specific statutes shall be deemed to refer to such statutes as amended and to successor statutes thereto.

3. Initial Activity: As its initial activity (which shall not limit the character of affairs which the Association ultimately conducts), the Association intends to act as a property owners association, to own, care for, manage and maintain common areas and common facilities, to adopt budgets, to collect assessments, and to take such other actions and engage in such other actions and activities as may be required of, or permitted for, the Association under the Declaration.

4. Statutory Agent /-Known Place of Business: The name and address of the Association's initial statutory agent is:

AAM, LLC
1600 W. Broadway Road, Suite 200
Tempe, Arizona 85282

The street address of the Association's known place of business is 8800 East Raintree Drive, Suite 300, Scottsdale, Arizona 85260.

5. Board of Directors: The board of directors (the "Board") shall consist of three (3) members, subject to increase or decrease as provided in the Association's bylaws (the "Bylaws"). The initial Board and their addresses are:

Lori Crabtree	8800 East Raintree Drive, Suite 300 Scottsdale, Arizona 85260
Bruce Schroeder	8800 East Raintree Drive, Suite 300 Scottsdale, Arizona 85260
Candace Malapanis	8800 East Raintree Drive, Suite 300 Scottsdale, Arizona 85260

6. Incorporator: The name and address of the incorporator of the Association is:

Lori Crabtree
8800 East Raintree Drive, Suite 300
Scottsdale, Arizona 85260

7. Members: The members of the Association (the "Members") and their voting rights shall be determined as provided in the Declaration and the Bylaws.

8. Net Earnings; Transfer of Assets on Dissolution: No part of the net earnings of the Association shall inure to the benefit of or be distributable to any Member, director, or officer of the Association, or to any private individual, except the Association may pay reasonable compensation for services and make payments in furtherance of its purpose. Upon dissolution of the Association, the assets of the Association, whether real or personal, after rebate to Members of excess assessments or fees, shall be dedicated to an appropriate public agency or utility to be devoted to purposes as close as possible to those to which they were required to be devoted by the Association. If such dedication is not accepted, such assets shall be transferred to a non-profit corporation, trust, or other organization to be devoted to purposes as close as possible to those to which they were required to be devoted by the Association. Use of funds for acquisition, construction, management, or maintenance of Association property or rebates to Members of excess assessments or fees shall not constitute an inurement of net earnings.

9. Amendments: Subject to any additional limitations imposed by the Declaration, these Articles may only be amended as set forth herein. These Articles may be amended by a majority vote of the Board so long as the Class B Membership exists and thereafter, at a regular or special meeting of the Members, by a vote of the Members having 67% of the votes entitled to be cast by the Members present in person or by proxy. The Board or the Declarant, without a vote of the Members, may amend these Articles in order to conform these Articles to the requirements or guidelines of the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, The Federal Housing Administration, the Veterans Administration or any federal, state or local governmental agency whose approval is required by law or requested by Declarant. For purposes hereof, votes cast by proxy shall only be valid during the Period of Declarant Control, as defined in the Declaration, and Declarant's consent is required for any amendment that is to be effective prior to the expiration of the Period of Declarant Control.

10. Indemnification: The Association shall indemnify each "director" and "officer" of the Association (as those terms are defined in A.R.S. Section 10-3850) to the fullest extent permissible: (a) under the provisions of the Arizona NonProfit Corporation Act, including, without limitation, Chapter 31, Title 10, Article 5 of the Arizona Revised Statutes; (b) under indemnification provisions of successor or amended statutes; (c) as provided in the Declaration or the Bylaws; or (d) by any agreement adopted pursuant to the provisions of Chapter 31, Title 10, Article 5 of the Arizona Revised Statutes.

11. Director Liability: 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. This article shall not eliminate or limit the liability of a director for any conduct described in clauses (a) through (d), inclusive, of Section 10-3202(b)(1), Arizona Revised Statutes. If the Arizona Revised Statutes are amended to authorize further elimination or limitation of the liability of a director, 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 increase the liability of a director of the Association arising out of acts or omissions occurring before the repeal or modification becomes effective.

12. Conflicts: In the event of any conflict between the Declaration and these Articles, the Declaration shall control. In the event of any conflict between these Articles and the Bylaws, these Articles shall control.

EXECUTED as of October 6, 2017.

By: Lori Crabtree
Lori Crabtree, Incorporator

ACCEPTANCE OF STATUTORY AGENT

AAM, LLC, having been appointed to serve as statutory agent for The Meadows East Community Association, hereby accepts said appointment and agrees to serve in that capacity until replaced by the Association in accordance with the Arizona Nonprofit Corporation Act, or until the effective date of any resignation submitted by the undersigned in accordance with that Act.

AAM, LLC

By: 

Name: Amanda F. Shaw

Title: President

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

CERTIFICATE OF DISCLOSURE

Read the Instructions C003!

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

The Meadows East Community 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.org/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?

Yes 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 C004.
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.

Lori Crabtree
Name

8800 East Raintree Drive
Address 1

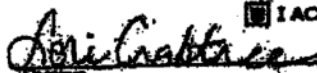
Suite 300
Address 2

Scottsdale **AZ** **85260**
City State Zip

UNITED STATES
Country

SIGNATURE - see Instructions C003:

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.


Signature

Lori Crabtree **10/06/2017**
Printed Name 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.

Name

Address 1

Address 2

City State Zip

Country

SIGNATURE - see Instructions C003:

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.

I ACCEPT

Signature

Printed Name 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.

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

Please see Arizona Revised Statutes, Title 10, Chapter 10, Section 10-101 for information regarding the provisions regarding the filing of this Certificate. You may wish to consult with your attorney for more information 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 602-542-3000 or (within Arizona only) 800-345-0810.