

FEB-23-2006 20:03

BERENA KOZUS & LORD



AZ CORPORATION COMMISSION  
FILED

NON-PROFIT ARTICLES OF INCORPORATION

FEB 24 2006

OF

FILE NO: 26532-4  
PAPAGO RIDGE CONDOMINIUM OWNERS ASSOCIATION

KNOW ALL MEN BY THESE PRESENTS:

That we, the undersigned, have this day associated ourselves for the purpose of forming a corporation under the laws of the State of Arizona, and for that purpose do hereby adopt the following Articles of Incorporation.

1. Name. The name of this corporation (hereinafter "Association") is Papago Ridge Condominium Owners 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 in Maricopa County, Arizona.

4. Statutory Agent. The name and address of the Initial Statutory Agent for the Association is:

Daniel L. Kloberdanz, Esq.  
BERENA KOZUS, LORD & KLOBERDANZ, PLLC  
7047 East Greenway Parkway, Suite 140  
Scottsdale, Arizona 85234

5. Non-Profit Corporation. This Association is organized as a nonprofit corporation under the laws of the State of Arizona.

6. Purpose and Powers. This Association does not contemplate the distribution of gains, profits or dividends to its Members. The specific primary purposes for which it is

2/2006 Articles of Incorporation - Papago Ridge

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OF  
PAPAGO RIDGE CONDOMINIUM OWNERS ASSOCIATION

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Daniel L. Kloberdanz, Esq.  
BERENS, KOZUB, LORD & KLOBERDANZ, PLC  
7047 East Greenway Parkway, Suite 140  
Scottsdale, Arizona 85254

5. Non-Profit Corporation. This Association is organized as a nonprofit corporation under the laws of the State of Arizona.

6. Purpose and Powers. This Association does not contemplate the distribution of gains, profits or dividends to its Members. The specific primary purposes for which it is

formed are to provide for the acquisition, construction, management, operation, administration, maintenance, repair, improvement, preservation and architectural control of the Common Area and all other areas for which the Association has such responsibilities within that certain tract of property situated in Maricopa County, City of Phoenix, Arizona, which is more particularly described in that certain Declaration of Residential Condominium and of Covenants, Conditions and Restrictions for Papago Ridge, a condominium (the "Declaration") which will be recorded in the official records of the Maricopa County Recorder, and to promote the health, safety and welfare of all of the members and occupants within the above-described Property and any additions thereto as may hereafter be brought within the jurisdiction of this Association for this purpose, all according to the Declaration. In furtherance of these purposes, this Association shall have the powers set forth in the By-Laws.

7. Board of Directors. The affairs of this Association shall be managed by a Board of Directors of not less than one (1) nor more than three (3) Directors (the "Directors") (the exact number and qualifications of which shall be fixed by the Bylaws, or amendments thereof, duly adopted by the Members or by the Board of Directors). The number of Directors may be changed by amendment to the Bylaws. The initial Board of Directors, the members of which shall serve until their successors are elected or appointed according to the Bylaws, is as follows:

RONALD FRIED  
c/o SAF Investments  
9521 North 52nd Place  
Paradise Valley, Arizona 85253

8. Elimination of Director Liability. As set forth in the Arizona Nonprofit Corporation Act, each Director shall be immune from civil liability and shall not be subject to suit directly 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 organized), unless such damage or injury was caused by willful and wanton or grossly negligent conduct of the Director. Without limiting the foregoing, it is the intention of this paragraph to provide for the Directors the full benefits and immunities created by or available under the provisions of A.R.S. §§ 10-1017 (D), 10-1029(D) and 10-1029(A)(8), as the same may be expanded or modified in the future.


9. Amendments. These Articles may be amended by the vote or written assent of Members representing sixty-seven percent (67%) 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.

10. Incorporator. The Incorporator and his name and address are:

RONALD FRIED  
c/o SAF Investments  
9521 North 52nd Place  
Paradise Valley, Arizona 85253

11. 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, I, the undersigned, constituting the Incorporator of this Association, have executed these Articles of Incorporation this 23 day of February, 2006.

By   
Ronald Fried, Incorporator

CONSENT TO ACT AS STATUTORY AGENT

I, Daniel L. Kloberdanz, having been designated to act as Statutory Agent for Papago Ridge Condominium Owners Association, hereby consent to act in that capacity until removed or resignation is submitted in accordance with Arizona Revised Statutes.



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Daniel L. Kloberdanz