



ARIZONA CORPORATION COMMISSION

October 22, 1987

RECEIVED OCT 28 1987

LAKE MARY PARK ESTATES ASSOCIATION, INC.

We are pleased to notify you that your Articles of Incorporation were approved and filed on October 1, 1987.

You must publish a copy of your Articles of Incorporation WITHIN SIXTY (60) DAYS from the File Date. The publication must be in a newspaper of general circulation in COCONINO County, for three (3) consecutive publications. An Affidavit from the newspaper, evidencing such publication, must be delivered to the Commission for filing WITHIN NINETY (90) DAYS from the File Date. *pu*

All corporations transacting business in Arizona are required to file an Annual Report with the Commission, no later than the 15th day of the fourth (4th) month following the close of each fiscal year. Your fiscal year end is December 31, 1987. A preprinted Annual Report form will be mailed to you during that month. *pu*

If you have any questions or need further information, please contact us at (602) 255-3135 or Toll Free (Arizona residents only) 1-800-345-5819.

Very truly yours,

7.2. Krocide,
Examiner Technician
Corporations Division
Arizona Corporation Commission

COMMISSION
STATE OF AZ.
FILED

1 1 57 PM '87

APPR. F. D. Kressler
DATE 10-22-87

ARTICLES OF INCORPORATION
OF

LAKE MARY PARK ESTATES ASSOCIATION, INC.

FILED
SEP 4 1987
APPR. TERM DATE F. D. Kressler
9-25-87 10:35 AM

199321

In compliance with the requirements of Title 10, Arizona Revised Statutes, the undersigned, all of whom are residents of Coconino County, State of Arizona, and all of whom are of full age, have this day voluntarily associated themselves together for the purpose of forming a corporation not for profit and do hereby certify:

ARTICLE I

The name of the corporation is LAKE MARY PARK ESTATES ASSOCIATION, INC., hereinafter called the "Association".

ARTICLE II

The principal office of the Association is located at 6 1/2 North San Francisco Street, Flagstaff, Arizona, 86001.

ARTICLE III

Tony S. Cullum, whose address is 14 East Dale Avenue, P.O. Drawer X, Flagstaff, Arizona 86002, is hereby appointed the initial registered agent of this Association.

ARTICLE IV

PURPOSE AND POWERS OF THE ASSOCIATION

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for maintenance, preservation and architectural control of the residence Lots and Common Area within that certain tract of property described as:

(See Exhibit "A" attached hereto)

and to promote the health, safety and welfare of the residents within the above-described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association for this purpose to:

(a) exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Declaration of Covenants, Conditions and Restrictions, hereinafter called the "Declaration", applicable to the property and recorded or to be recorded in the Office of the Coconino County Recorder and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length;

(b) fix, levy, collect and enforce payment by any lawful means, of all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of th business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association;

(c) acquire (by gift, purchase or otherwise), own, hold, improve, build 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;

(d) borrow money, and with the assent of two-thirds (2/3) of each class of members mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as

security for money borrowed or debts incurred;

(e) dedicate, sell or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument has been signed by two-thirds (2/3) of each class of members, agreeing to such dedication, sale or transfer;

(f) participate in mergers and consolidations with other nonprofit corporations organized for the same purposes or annex additional residential property and Common Area, provided that any such merger, consolidation or annexation shall have the assent of two-thirds (2/3) of each class of members;

(g) have and exercise any and all powers, rights and privileges which a corporation organized under the Non-Profit Corporation Law of the State of Arizona by law may now or hereafter have or exercise.

ARTICLE V

MEMBERSHIP

Every person or entity who is a record owner of a fee or undivided fee interest in any Lot which is subject by covenants of record to assessment by the Association, including contract sellers, shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment by the Association.

ARTICLE VI

VOTING RIGHTS

The Association shall have two classes of voting membership:

Class A. Class A members shall be all Owners, with the exception of the Declarant, and shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any Lot.

Class B. The Class B member(s) shall be the Declarant (as defined in the Declaration), and shall be entitled to three (3) votes for each Lot owned. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs earliest:

- (a) when the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership; or
- (b) on June 1, 1991.

ARTICLE VII

BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of not less than three (3) nor more than nine (9) Directors, who need not be members of the Association. The number of directors may be changed by amendment of the Bylaws of the Association. The names and addresses of the persons who are to act in the capacity of initial directors until the selection of their successors are:

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<u>NAME</u>	<u>ADDRESS</u>
Fredric M. Acker	6½ N. San Francisco Flagstaff, AZ 86001
Maury Herman	6½ N. San Francisco Flagstaff, AZ 86001
Larry Bellisime	2300 E. Butler Avenue Flagstaff, AZ 86001
Ed Flores	3949 N. Country Club Road Flagstaff, AZ 86001

At the first annual meeting, the members shall elect three directors for a term of one year, three directors for a terms of two years and three directors for a term of three years; and at each annual meeting thereafter the members shall elect three directors for a term of three years.

ARTICLE VIII

DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of each class of members. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any nonprofit organization, association, trust or other organization to be devoted to such similar purposes.

ARTICLE IX

DURATION

The corporation shall exist perpetually.

ARTICLE X
AMENDMENTS

Amendment of these Articles shall require the assent of seventy-five percent (75%) of the entire membership.

ARTICLE XI
FHA/VA APPROVAL

As long as there is a Class B membership, the following actions will require the prior approval of the Federal Housing Administration or the Veterans Administration: annexation of additional properties, mergers and consolidations, mortgaging of Common Area, dedication of Common Area, dissolution and amendment of these Articles.


IN WITNESS WHEREOF, of the purpose of forming this corporation under the laws of the State of Arizona, we, the undersigned, constituting the incorporators of this Association, have executed these Articles of Incorporation this 1 day of July, 1987.




Fredric M. Acker



Maury Herman



Larry Bellisime



Ed Flores

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STATE OF ARIZONA)
) ss.
County of Coconino)

The foregoing Articles of Incorporation of Lake Mary Park Estates Association, Inc., were acknowledged before me, the undersigned Notary Public, this 3rd day of September, 1987, by FREDRIC M. ACKER, LARRY BELLISIME and ED FLORES.

Pat Louis
Notary Public

My Commission Expires:
7/29/91

STATE OF CALIFORNIA)
) ss.
County of Los Angeles

The foregoing Articles of Incorporation of Lake Mary Park Estates Association, Inc., were acknowledged before me, the undersigned Notary Public, this 1st day of July, 1987, by MAURY HERMAN.



R. J. O'Neil
Notary Public

My Commission Expires:

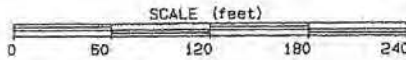
A PORTION OF THE S 1/2, SECTION 28, T. 21 NORTH, R. 7 E., G&SRB&M, City of Flagstaff, Coun
of Coconino, Arizona, more specifically described in metes and bounds as follows:

For reference, begin at the SW corner of said Section 28, a BLM Brass Cap; Thence run North 89 degrees, 44 minutes, 00 seconds East along the Section line a distance of 1983.95 feet to a point; Thence run North 0 degrees, 32 minutes, 32 seconds East a distance of 336.00 feet to the TRUE POINT OF BEGINNING; Thence run North 89 degrees, 45 minutes, 30 seconds East a distance of 330.51 feet to a point; Thence run North 0 degrees, 31 minutes, 00 seconds East a distance of 1008.55 feet to a point; Thence run South 89 degrees, 43 minutes, 48 seconds West a distance of 864.54 feet (record indicates South 89 degrees, 06 minutes, 35 seconds West) to a point; Thence run South 72 degrees, 44 minutes, 18 seconds West a distance of 205.00 feet (Record indicates South 71 degrees, 30 minutes, 00 seconds West) to a point; Thence run South 8 degrees, 29 minutes, 44 seconds East a distance of 65.86 feet to a point on a curve concave to the Northeast, having a central angle of 30 degrees, 00 minutes, 00 seconds, and a radius of 956.00 feet; Thence run Southeasterly along the arc of said curve a distance of 500.56 feet to a point; Thence run South 59 degrees, 47 minutes, 44 seconds West a distance of 366.66 feet to a point; Thence run South 54 degrees, 06 minutes, 14 seconds East a distance of 109.95 feet to a point on a curve concave to the Northeast, having a central angle of 44 degrees, 42 minutes, 30 seconds and a radius of 1000.00 feet; Thence run Southeasterly along the arc of said curve a distance of 780.31 feet back to the true point of beginning.

Subject parcel contains 22.705 Acres more or less including any easements of record.

CURVE TABLE						
NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
41	1603.98	01°54'18"	53.33	26.67	53.33	N 88°35'49"W
42	1603.98	01°54'18"	53.33	26.67	53.33	N 84°48'13"W
43	1603.98	01°54'18"	53.33	26.67	53.33	N 82°53'55"W
44	1603.98	01°54'18"	53.33	26.67	53.33	N 80°58'37"W
45	1603.98	01°54'18"	53.33	26.67	53.33	N 79°05'19"W
46	1603.98	01°54'18"	53.33	26.67	53.33	N 77°11'01"W
47	1603.98	01°54'18"	53.33	26.67	53.33	N 75°15'55"W
48	20.00	85°24'28"	39.16	19.78	27.38	S 77°53'40"E
49	150.00	12°50'37"	37.87	19.04	37.79	S 61°03'47"E
51	1503.98	00°41'09"	18.00	9.00	18.00	S 67°50'08"E
52	1503.98	01°36'17"	43.00	21.50	42.99	S 68°58'51"E
54	1503.98	01°36'04"	41.15	20.58	41.15	S 70°36'01"E
55	131.50	15°54'39"	35.52	19.38	35.40	N 03°43'34"W
56	20.00	101°59'33"	35.37	24.40	30.94	N 54°53'32"E
57	1504.00	01°47'15"	45.92	23.46	45.92	S 75°20'38"E
58	1504.00	01°54'18"	50.01	25.00	50.00	S 77°11'04"E
59	1504.00	01°54'18"	50.01	25.00	50.00	S 79°05'22"E
60	1504.00	01°54'18"	50.01	25.00	50.00	S 80°50'40"E
61	1504.00	01°54'18"	50.01	25.00	50.00	S 82°53'58"E
62	1504.00	01°54'18"	50.01	25.00	50.00	S 84°48'16"E
63	1504.00	01°54'18"	50.01	25.00	50.00	S 86°42'34"E
64	1504.00	01°54'18"	50.01	25.00	50.00	S 88°36'52"E
77	1365.98	02°05'45"	50.00	25.00	50.00	S 84°24'56"E
78	1365.98	02°05'45"	50.00	25.00	50.00	S 86°30'41"E
79	1365.98	02°05'45"	50.00	25.00	50.00	S 88°36'26"E
82	20.00	96°04'48"	33.54	22.24	29.74	N 10°51'40"E
84	1465.98	01°57'11"	50.00	25.00	50.00	N 88°42'47"W
85	1465.98	01°57'11"	50.00	25.00	50.00	N 86°45'36"W
86	1465.98	01°57'11"	50.00	25.00	50.00	N 84°40'25"W
87	1465.98	01°57'10"	50.00	25.00	50.00	N 82°51'15"W
88	1465.98	01°57'10"	50.00	25.00	49.99	N 80°54'05"W
89	1465.98	01°57'10"	50.00	25.00	50.00	N 78°55'55"W
90	1465.98	01°57'10"	50.00	25.00	50.00	N 76°59'44"W
91	1465.98	01°57'10"	50.00	25.00	50.00	N 75°02'34"W
92	1465.98	02°01'51"	52.04	26.02	52.04	N 72°03'34"W
94	131.50	15°41'08"	36.00	19.11	35.89	N 59°38'56"W
95	131.50	14°36'59"	33.55	16.88	33.45	N 44°29'52"W
97	325.02	05°19'19"	30.28	15.15	30.27	N 72°31'04"E
98	19.96	99°47'30"	20.83	11.48	19.90	S 80°14'59"E
99	269.50	05°52'26"	27.53	13.76	27.51	S 53°17'18"E
100	269.50	04°18'05"	20.00	10.01	20.00	S 59°21'34"E
101	269.50	08°38'09"	40.00	20.04	39.95	S 64°45'47"E
102	269.50	08°32'09"	40.00	20.04	39.95	S 73°17'50"E
103	269.50	01°48'26"	8.47	4.23	8.47	S 78°28'07"E
104	1265.98	01°38'08"	35.54	18.27	35.54	S 80°11'54"E
105	1265.98	01°48'32"	40.00	20.00	40.00	S 81°55'44"E
106	1265.98	02°15'41"	50.00	25.00	50.00	S 83°57'50"E
107	1265.98	02°15'41"	50.00	25.00	50.00	S 85°53'51"E
108	1265.98	02°15'41"	50.00	25.00	50.00	S 87°53'51"E
110	20.00	85°11'19"	32.53	21.15	29.05	S 45°30'29"W
112	20.00	112°51'36"	39.38	30.14	33.33	S 64°40'12"E
114	20.00	118°36'58"	41.42	33.73	34.41	S 00°25'52"W
115	231.50	03°57'22"	15.98	8.00	15.98	N 77°23'39"W

TANGENT TABLE		
NO.	BEARING	DISTANCE
1	S 25°02'45"E	6.98
2	N 67°29'37"W	32.15
3	N 29°07'19"W	13.32
4	S 67°29'30"E	32.15
5	S 76°33'46"E	4.70
6	N 20°08'35"W	0.02
7	N 39°38'55"E	0.02
8	S 10°37'40"W	0.00
9	N 80°50'29"W	30.30
10	N 78°33'46"W	20.00
11	N 80°57'27"W	15.00
12	S 30°13'59"W	0.00
13	S 52°48'38"W	0.00
14	S 58°54'09"E	7.03



SURVEYS
BOOK 5 PAGE 88
CASE 4 MAP 119

FOR INFORMATION ONLY. NO LIABILITY ASSUMED

COCONINO COUNTY ASSESSOR

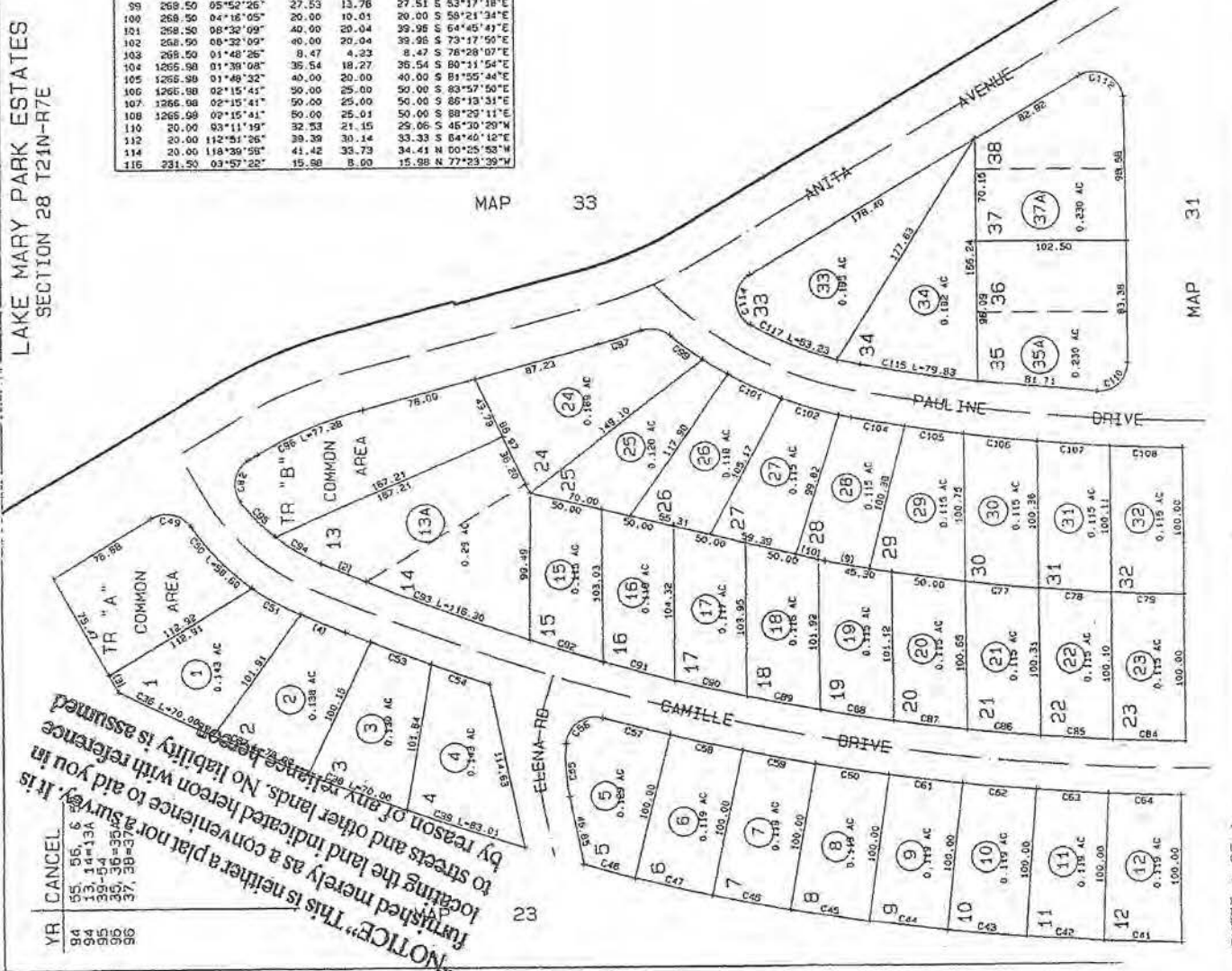
LAST REVISION 8-9-96

SCALE 1" = 60'

TAX CODE PARCELS MARKET/SQ PARCELS

0150

01/22



NOTICE: This is neither a plat nor a survey. It is furnished merely as a convenience to aid you in locating the land indicated hereon with reference to streets and other lands. No liability is assumed by reason of any change hereon.

YR	CANCEL
94	55, 96, 9
94	13, 14=13A
95	39-54
96	30, 38=35C
96	37, 38=35C

Adopted By BOV
9/28/201

WHEREAS the Lake Mary Estates Association, Inc., hereinafter referred to as the "Association" has previously recorded a Declaration of Covenants, Conditions, and Restrictions (CC & Rs) on July 29, 1987 in Coconino County, Arizona which stated that the Association desires to:

- a) insure the use of the property for attractive residential purposes,
- b) prevent nuisances,
- c) maintain the desired tone of the community as a high-quality manufactured housing community, and
- d) secure to each property owner the full benefit and enjoyment of his home

and also has previous established a Violations Committee on June 15, 2012,

NOW, THEREFORE BE IT

RESOLVED that the primary purpose of the Violations Committee shall be to facilitate the systematic and equitable enforcement and remediation of violations of the CC & Rs and the Rules & Regulations of the Association as they may arise from time to time.

AND THEREFORE BE IT ALSO

RESOLVED that the Mission Statement of the Violations Committee shall hereafter be as follows:

- 1) To preserve and promote the real property values of the community as an attractive and desirable place to live,
- 2) to eliminate nuisances to residents as they may occur,
- 3) to ensure for the uniform enforcement of violations without unfair discrimination among residents,
- 4) to ensure that a clear and systematic appeals process exists so that residents may challenge violation notices and/or fines that have been levied, and
- 5) to set forth a systematic procedure for enforcing violations including:
 - a. a schedule of warning and violation notices
 - b. a schedule of reasonable fees that may be legally levied for uncorrected violations, and
 - c. to identify the full range of potential violations, and to classify and prioritize them by the urgency with which they should be enforced, with those that may impact the health and safety of the residents as a top priority for enforcement.