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**AMENDED
ARTICLES OF INCORPORATION OF
LA CASA ROYALE IMPROVEMENT ASSOCIATION
A NON-PROFIT CORPORATION**

**Changes to Articles of Incorporation
Of
La Casa Royale Improvement Association**

Article VIII: Replaces “Andre Vallee 6024 North 10th Avenue, Phoenix Arizona 85013” with “President of the Association”

Article VIII: Adds “The name and address of the President shall be conspicuously posted on a bulletin board in the Clubhouse window where it can be seen and found by anyone bringing an action against this corporation or by process servers.”

Signature Page: Changes to reflect names of current President and Secretary

**AMENDED
ARTICLES OF INCORPORATION
OF
LA CASA ROYALE IMPROVEMENT ASSOCIATION
A NON-PROFIT CORPORATION**

KNOW ALL MEN BY THESE PRESENTS :

That we, the undersigned, desiring to form a non-profit corporation under the laws of the State of Arizona, do hereby associate ourselves together for the purpose and adopt the following Articles of Incorporation:

ARTICLE I

The name of the corporation shall be LA CASA ROYALE IMPROVEMENT ASSOCIATION, and the principal place of business shall be Phoenix, Maricopa County, Arizona, but other offices may be established and maintained within or without the State of Arizona, at such places as the Board of Directors may designate from time to time, and meetings of the Board of Directors may be held either within or without the State of Arizona.

ARTICLE II

The names, residences and Post Office addresses of the incorporators are as follows: E.A. Kerber, 300 East Northern, Phoenix, Arizona 85020, R. R. Woodford, 1751 W. Keim Drive, Phoenix, Arizona 85015, Wilmot W. Trew, 8002 5th Street, Phoenix, Arizona 85020.

ARTICLE III

The general nature of the business proposed to be transacted by the corporation is as follows:

1. To carry on and conduct and do all things necessary for the general benefit and welfare of the property owners within La Casa Royale, a residential development of Lots One (1) to Sixty-Four (64), and Tracts A, B, C, D, E, F, G, H, and I, of LA CASA ROYALE, per map recorded in Book 123, Page 17 of Maps, in the office of the County Recorder of Maricopa County, Arizona.
2. To manage, maintain and take appropriate action for the maintenance and upkeep of the commonly held areas within said residential subdivision and the private drives, walks, parks, recreation areas, swimming pool area and all other commonly owned land within La Casa Royale.
3. Collect from each member of the improvement association, his or her pro-rata share of all cost of maintenance, improvements and taxes required, including the pro-rata share of the actual costs of managing the affairs of the association and in taking care of and maintaining the recreational facilities as may be constructed and/or improved from time to time by the association. Further, to collect from the members of the association their individual pro-share

of the costs, as determined by the Board of Directors, for the establishment and maintenance of a reserve for the repair, maintenance, improvements and payment of taxes required.

4. In the event any assessment is not paid when due by a member of the association or within thirty (30) days from the date of notice, it shall be the business of the association to enforce and foreclose the lien of such assessment upon the property owned by the subject member of the association. Such liens shall be foreclosed in the manner provided by Statute for the foreclosure of material man's liens.

5. To enter upon any parcel or lot within La Casa Royale owned by any member of the association, to make such reasonable repairs, maintenance, rehabilitation or restoration of the premises land exterior of any improvements placed thereon as may be necessary upon notice to the owner-member of the association, and his or her failure to comply with same.

6. To approve or disapprove all improvements, whether a building, fence, wall or other structure which shall be commenced, erected or maintained on any parcel or lot within La Casa Royale according to the plans and specifications for same as submitted to the Board of Directors by the member requesting approval of same.

7. To cause the rebuilding or repair of any party wall within La Casa Royale in the event of damage of same and the failure of the party ^{responsible} ~~responsible~~ ^{responsible} therefore to cause said replacement or repair to be made.

8. To grant or to deny permission to any member of the association who proposes to modify, rebuild, repair or make additions to his own residence or any structure on his parcel or lot in any manner which requires the extension, alteration or modification of any part or wall, upon first receiving written request of approval of same from the member of the association.

9. To serve as arbitrator, in the event of a disagreement between members of the association with respect to the repair, reconstruction or maintenance of a party wall or with respect to sharing the cost of repairing, rebuilding or maintaining the same. Such service as an arbitrator shall be conducted pursuant to the laws of the State of Arizona or as pursuant to the By-Laws theretofore established by the Board of Directors.

10. To enforce the covenants, restrictions, conditions and reservations of record upon the subdivision known as La Casa Royale.

11. To purchase, exchange, lease or otherwise acquire and own, subdivide, use, occupy, operate or otherwise hold, sell, assign, lease, rent, transfer, convey, exchange, mortgage, pledge or otherwise acquire, hold, dispose of or deal in or with real estate and personal property of class, kind and description and to exercise all rights of membership therein.

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ARTICLE IV

The time of commencement of this corporation shall be when the Articles of Incorporation have been filed in the office of the Corporation Commission of the State of Arizona and a certified copy thereof recorded in the office of the County Recorder of Maricopa County, Arizona, and it shall have perpetual existence.

ARTICLE V

The association shall not own or hold more real property than reasonably necessary for the accomplishment of the objects of the corporation. However, it may hold for ten (10) years, any real property acquired in a payment of a debt by foreclosure or otherwise, or by gift or demise, and real estate exchange therefore.

ARTICLE VI

The exclusive qualification to become a member of the association is as follows:

- A. Ownership of a parcel or lot in La Casa Royale, a residential subdivision. Each parcel or lot shall entitle the owner thereof to a single membership.
- B. The term of admission to membership in the association shall extend only so long as the owner thereof is a legal owner of the parcel of property or lot within the residential subdivision.
- C. Members admitted to the association after incorporation shall have equal rights and be subject to equal responsibilities.

ARTICLE VII

The association shall only be entitled to incur debts to the extent approved by a majority of the Board of Directors and only then to the extent necessary as deemed by said Board of Directors for the lawful conduct of the association's business.

ARTICLE VIII

The President of the Association, who is a bona-fide resident of the State of Arizona for at least three (3) years, is hereby appointed the lawful agent of this corporation to accept and acknowledge service of, and upon whom may be served all necessary process or processes in any action, suit, or proceeding that may be brought against this corporation in any of the Courts of the State of Arizona, for all purposes required by law. The name and address of the President shall be conspicuously posted on a bulletin board in the Clubhouse window where it can be seen and found by anyone bringing an action against this corporation or by process servers. The Board of Directors of this corporation may revoke this appointment of agent at any time and shall have the power to fill any vacancy in such position.

ARTICLE IX

The affairs of the corporation shall be conducted by a Board of Directors of not less than three (3) nor more than seven (7). To qualify as a director of the corporation, the party must be a member of the association by virtue of ownership of a parcel of ground or lot within the residential subdivision. Directors shall be elected at the annual meeting of the entire membership of the association and shall hold office until the next annual meeting of the membership. **The annual meeting of the members of the association shall take place on the second Sunday in January each year or at another time designated by the Board of Directors.** Special meetings of the Board of Directors and/or membership may be held at such time and place and in such manner as may be prescribed by the By-Laws of the corporation.

The officers of the corporation shall consist of a President, one or more vice Presidents, Secretary and Treasurer, and such other officers as the Board of Directors may from time to time elect. Any officers may be consolidated and held by one person, except the offices of President and Secretary. The officers shall be elected by the Board of Directors at the first meeting of the Board of Directors at the first meeting of the membership, and said officers shall hold office for one year and until their successors shall have been elected and qualified. Any and all vacancies that may occur in the Board of Directors or in any office may be filled by the remaining directors, and the person (insert name) in to fill a vacancy shall serve the unexpired term of his predecessor and until his successor is elected and qualified.

ARTICLE X

The private property of the member of the association, officers, and directors of the corporation shall be forever exempt from corporate debts and liabilities.

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IN WITNESS WHEREOF, La Casa Royale Improvement Association Inc. has caused its corporate name to be signed and its corporate seal to be affixed by the undersigned hereunto duly authorized.

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS.

La Casa Royale Improvement Association, Inc.

This instrument was acknowledged before me this 23 day of Nov, 2004, by K. Bruce Sankey Sr

In witness whereof I herewith set my hand and official seal.

Sherry L. Dix, Notary Public

K. B. Sankey
President



By Linda A. Jarress
Secretary

State of Arizona
County of Maricopa

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On this 17 day of August, 2004, before me the undersigned Notary Public personally appeared Linda A. Jarress and K. Bruce Sankey known to me to be the persons whose names are subscribed to the foregoing Amended Articles of Incorporation, and acknowledged to me that they executed the same for the purposes therein contained.

WITNESS my hand and official seal.

Nancy R. Roe
Notary Public

My Commission expires:

