

QUICK RECEIPT

Arizona Corporation Commission
 Receipt Number:202212061964332
 Receipt Date: 12/06/2022 10:44AM
 User: CHASITY PULLIN

Date Printed: 12/06/2022

The following details your transaction(s):

Payment Submitted:

Payment Type	Check/Ref No.	Amount
MOD Account	4193	\$ 44.50
Total Amount:		\$ 44.50

Transactions posted to this receipt:

Entity Name	Document Type	Transaction Amount	Expedite Amount	Waived Document Amount	Waived Expedite Amount	Total Transaction Amount
LA MONTANA CROSSING CONDOMINIUMS HOMEOWNERS ASSOCIATION, INC	Records Request - Certified Copies - Corporations	\$ 9.50	\$ 35.00	\$ 0.00	\$ 0.00	\$ 44.50
					Total Amount:	\$ 44.50
					Total Waived Amount:	\$ 0.00

STATE OF ARIZONA



Office of the
CORPORATION COMMISSION

The Executive Director of the Arizona Corporation Commission does hereby certify that the attached copy of the following document:

ARTICLES OF INCORPORATION, 02/18/2003

consisting of 9 pages. is a true and complete copy of the original of said document on file with this office for:

**LA MONTANA CROSSING CONDOMINIUMS HOMEOWNERS ASSOCIATION,
INC**

ACC file number: 10637955

IN WITNESS WHEREOF, I have hereunto set my hand
and affixed the official seal of the Arizona
Corporation Commission on this 6 Day of December,
2022 A.D.



Matthew Neubert

Matthew Neubert, Executive Director

By: *Chasity Pullin*

CHASITY PULLIN

ARIZONA CORPORATION COMMISSION
CORPORATIONS DIVISION

Phoenix Address: 1300 West Washington
Phoenix, Arizona 85007-2929

Tucson Address: 400 West Congress
Tucson, Arizona 85701-1347

NONPROFIT
CERTIFICATE OF DISCLOSURE
A.R.S. Section 10-3202.D.

LA MONTANA CROSSING CONDOMINIUM
EXACT CORPORATE NAME Homeowners Association Inc.

- A. Has any person serving either by election or appointment as officer, director, trustee, or incorporator in the corporation:
1. Been convicted of a felony involving a transaction in securities, consumer fraud or antitrust in any state or federal jurisdiction within the seven-year period immediately preceding the execution of this Certificate?
 2. Been 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 seven-year period immediately preceding the execution of this Certificate?
 3. Been or are subject to an injunction, judgment, decree or permanent order of any state or federal court entered within the seven-year period immediately preceding the execution of this Certificate wherein such injunction, judgment, decree or permanent order
(a) Involved the violation of fraud or registration provisions of the securities laws of that jurisdiction?; or
(b) Involved the violation of the consumer fraud laws of that jurisdiction?; or
(c) Involved the violation of the antitrust or restraint of trade laws of that jurisdiction?

Yes ___ No X

B. IF YES, the following information MUST be attached:

1. Full name and prior name(s) used.
2. Full birth name.
3. Present home address.
4. Prior addresses (for immediate preceding 7-year period)
5. Date and location of birth.
6. Social Security number.
7. The nature and description of each conviction or judicial action, date and location, the court and public agency involved and file or cause number of case.

- C. Has any person serving either by election or appointment as an officer, director, trustee or incorporator of the corporation, served in any such capacity or held such interest in any corporation which has been placed in bankruptcy or receivership or had its charter revoked, or administratively dissolved by any jurisdiction?

Yes ___ No X

IF YOUR ANSWER TO THE ABOVE QUESTION IS "YES", YOU MUST ATTACH THE FOLLOWING INFORMATION FOR EACH CORPORATION:

1. Name and address of the corporation.
2. Full name, including alias and address of each person involved.
3. State(s) in which the corporation:
(a) Was incorporated
(b) Has transacted business
4. Dates of corporate operation.
5. A description of the bankruptcy, receivership or charter revocation, including the date, court or agency and the file or cause number of the case.

D. The fiscal year end adopted by the corporation is December 31

Under penalties of law, the undersigned incorporators/officers declare that we have examined this Certificate, including any attachments, and to the best of our knowledge and belief it is true, correct and complete, and hereby declare as indicated above. THE SIGNATURE(S) MUST BE DATED WITHIN THIRTY (30) DAYS OF THE DELIVERY DATE.

BY [Signature] DATE 2-3-03 BY _____ DATE _____
TITLE Incorporator & President / Secy Treasurer TITLE _____

BY [Signature] DATE _____ BY _____ DATE _____
TITLE _____ TITLE _____

DOMESTIC CORPORATIONS: ALL INCORPORATORS MUST SIGN THE INITIAL CERTIFICATE OF DISCLOSURE. (If more than four incorporators, please attach remaining signatures on a separate sheet of paper.)

IF within sixty days, any person becomes an officer, director, or trustee and the person was not included in this disclosure, the corporation must file an AMENDED certificate signed by all incorporators, or if officers have been elected, by a duly authorized officer.

FOREIGN CORPORATIONS: MUST BE SIGNED BY AT LEAST ONE DULY AUTHORIZED OFFICER OF THE CORPORATION.

CF 0001 - Non-Profit
Rev 9-10

5119103

LC ✓
AZ. CORP. COMMISSION
FILED

FEB 18 2003

APPR. M. Lopez-Bastillo
TERM _____
DATE 2-18-03

ARTICLES OF INCORPORATION
LA MONTANA CROSSING CONDOMINIUMS
HOMEOWNERS ASSOCIATION, INC.

-1063795-5
KNOW ALL MEN BY THESE PRESENTS:

We, the undersigned incorporators, having associated ourselves together for the purpose of forming a nonprofit corporation under the laws of the State of Arizona, hereby adopt the following Articles of Incorporation.

ARTICLE I

NAME

The name of the Corporation (hereinafter "Association") is LA MONTANA CROSSING CONDOMINIUMS HOMEOWNERS ASSOCIATION, INC. *DKB*

ARTICLE II

DEFINED TERMS

Capitalized terms used in these Articles without definition shall have the meanings specified for such terms in the Arizona Condominium Act, A.R.S. §33-1201, et seq. (the "Condominium Act"), and in the Condominium Documents as defined herein. For purposes of these Articles the term "~~Condominium Documents~~" shall mean that certain Declaration of Condominium and Declaration of Covenants, Conditions and Restriction establishing and governing La Montana Crossing Condominiums (the "Declaration") all as recorded or to be recorded with the Maricopa County Recorder the Plat identified in the Declaration (the "Plat") and the ByLaws of the Association (the "ByLaws") as amended from time to time.

ARTICLE III

KNOWN PLACE OF BUSINESS

The known and principal place of business of the Association shall initially be located at 16040 North Boulder Drive, Fountain Hills, Arizona, 85258.

ARTICLE IV

STATUTORY AGENT

Richard D. Holper, 16853 E. Palisades Blvd, Suite 201, Fountain Hills, Arizona 85268, and who has been a bona fide resident of the State of Arizona for more than three (3) years last past, is hereby appointed and designated the initial statutory agent for the Association

ARTICLE V

PURPOSE AND POWERS OF THE ASSOCIATION

The Association is organized as a nonprofit corporation under the Arizona Nonprofit Corporation Act. The purpose for which the corporation is organized is the transaction of any or all lawful business for which a nonprofit corporation may be incorporated under the laws of the state of Arizona. The initial business of the Association is to provide for the acquisition, management, operation, administration, maintenance, repair, improvements, preservation and architectural control of the Common Area, and all responsibilities within that certain tract of property situated in the Town of Fountain Hills, Maricopa County, Arizona, which is more particularly described in the Plat and the Declaration, and to promote the health, safety and welfare of all of the Unit Owners

ARTICLE VI

MEMBERSHIP AND VOTING RIGHTS

The Members of the Association shall be the Unit Owners. All Unit Owners shall be mandatory members of the Association, and no Member shall have the right to resign as a member of the Association. By acquiring fee title to or otherwise becoming the Unit Owner of a Unit, a Person consents to becoming a member of the Association. Each Unit Owner shall have such rights, privileges and votes in the Association as are set forth in the Condominium Documents.

ARTICLE VII

BOARD OF DIRECTORS

The number of directors constituting the initial Board of Directors shall be two (2). The names and addresses of the initial directors of the Association who shall serve as a director until they resigns, are removed or their successors are elected and qualified are as follows:

<u>Name</u>	<u>Mailing Address</u>
David F. Videlin	16040 North Boulder Drive Fountain Hills, Arizona 85268
Scott R. Erikson	4104 Savannah Court Colleyville, Texas 760343

The number of directors may be changed from time to time by the Board of Directors, but the number of directors may not be less than one (1) nor more than nine (9) and must be an odd number. After the expiration of the Period of Declarant Control, the number of directors must be at least three (3).

The Board of Directors shall adopt the initial Bylaws of the Association. The power to alter, amend or repeal the Bylaws is reserved to the Members except that during the Period of Declarant Control, the Declarant, without the consent of any Unit Owner, may amend the Bylaws in order to: (i) comply with the Condominium Act or any other applicable law if the amendment does not adversely affect the rights of any Unit Owner; (ii) correct any error or inconsistency in the Bylaws if the amendment does not adversely affect any Unit Owner; or (iii) comply with the regulations or guidelines in effect from time to time of any governmental or quasi-governmental entity or federal corporation guaranteeing or insuring mortgage loans or governing transactions involving mortgage instruments.

ARTICLE VIII

OFFICERS

The following person shall be the initial officer of the Association and shall hold the positions opposite his name until the first annual meeting of the Association and until his successors have been elected and qualified:

David F. Videlin - President

Scott R. Erikson - Secretary/Treasurer

ARTICLE IX

LIMITATION ON LIABILITY OF DIRECTORS

The personal liability of a director of the Association to the Association or its Members for money damages for any action taken or any failure to take any action as a director is hereby eliminated to the fullest extent permitted by the Arizona Nonprofit Corporation Act, as amended from time to time. Any repeal or modification of this Article IX shall be prospective only and shall not adversely affect the personal liability of a director or prior director for any act or omission occurring prior to the effective date of such repeal or modification.

ARTICLE X

DISSOLUTION

The Association may be dissolved with the consent given in writing and signed by Members holding not less than eighty percent (80%) of the Eligible Votes. So long as the Declarant owns one or more Units, the Association may not be dissolved without the prior written approval of the Declarant.

ARTICLE XI

AMENDMENTS

These Articles may be amended by Members holding at least sixty-seven percent (67%) of the votes, which may be voted pursuant to the Declaration, except that during the Period of Declarant Control the Declarant shall have the right to amend these Articles in order to: (i) comply with the Condominium Act or any other applicable law if the amendment does not adversely affect the rights of any Unit Owner; (ii) correct any error or inconsistency in the Bylaws if the amendments does not adversely affect any Unit Owner; or (iii) comply with the requirements or guidelines in effect from time to time of any governmental or quasi-governmental entity or federal corporation guaranteeing or insuring mortgage loans or governing transactions involving mortgage instruments. Any amendment to these Articles must be approved in writing by the Declarant so long as the Declarant owns one or more Units.

ARTICLE XII

INDEMNIFICATION

Subject to any limitation in the Condominium Act, the Association shall indemnify any person made a party to any civil suit or criminal, administrative or investigative action, other than an action by or in the right of the Association, by reason of the fact that he is or was a member, director, officer, employee or agent of the Association against expenses, including attorneys' fees, and judgments, fines and amounts paid in settlement actually and reasonably incurred by him in connection with such action, if he acted, or failed to act, in good faith and he reasonably believed (i) in the case of conduct in an official capacity with the Association, that the conduct was in its best interest, (ii) in all other cases, that the conduct was at least not opposed to its best interests and (iii) in the case of any criminal action or proceeding, that he had no reasonable cause to believe the conduct was unlawful. Any indemnification of the members, directors, officers, employees or agents of the Association shall be governed by and made in accordance with the Arizona Nonprofit Corporation Act. Any repeal or modification of this Article XII shall be prospective only and shall not adversely affect, defeat or limit the right of any person to indemnification for any act, or failure to act, occurring prior to the effective date of such repeal or modification prospective only and shall not adversely affect, defeat or limit the right of any person to indemnification for any act, or failure to act, occurring prior to the effective date of such repeal or modification.

ARTICLE XIII

DURATION

The Association shall exist perpetually.

ARTICLE XIV

INCORPORATOR

The name and address of the incorporator of this Association is:

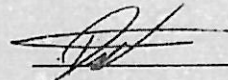
Name

Address

David F. Videlin

16040 North Boulder Drive
Fountain Hills, Arizona 85268

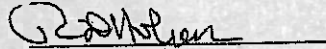
Dated this 3rd day of February, 2002.



David F. Videlin

CONSENT TO ACT AS STATUTORY AGENT

Richard D. Holper, Esq. 16853 E. Palisades Blvd, Suite 201, Fountain Hills, Maricopa County, Arizona, having been designated to act as Statutory Agent for La Montana Crossing Condominiums Homeowners Association, Inc., hereby consents to act in that capacity until removed or his resignation is submitted.


Richard D. Holper

**ARIZONA CORPORATION COMMISSION
CORPORATIONS DIVISION
SUBMISSION COVER SHEET**

②

THIS DOCUMENT SUBJECT TO PUBLIC RECORD - Important: use a separate cover sheet for each document

Regarding (Name proposed name for Corp. LLC):

La Montana Crossing Condominiums Homeowners Association, Inc.

Please Check or Complete the Appropriate Sections:

- A. 1. NEW Entity Filing CHANGE to Existing Entity Re-submission/Corrected Document
2. Domestic (from Arizona) Foreign (organized in another state or country)
3. Profit/Business Corporation (B) Nonprofit Corporation (NP) LLC Trust Other
4. Payment Check # _____ Cash MOD account # _____
Amount: \$ 75.00 No fee required See attached fund distribution instructions
5. Processing Expedited (usually 1-3 day turn-around, \$15 Additional Fee Per Document)
 Regular (usually 4-7 week turn-around)

B. Filing type: (Check one only)

- Articles of Domestication Publication of _____
- Articles of Incorporation Articles of Correction
- Articles of Organization Merger of (name): _____
- Application to Transact Business(B)
- Application to Conduct Affairs (NP)
- Application for New Authority
- Application for Registration
- Articles of Amendment
- Articles of Amendment & Restatement

RECEIVE
FEB 18 2003

ARIZONA CORP COMMISSION
CORPORATIONS DIVISION

C. Special Instructions: _____

- D. Extras:
- Certified Copies- _____ (Qty. of \$5 ea. for corp. or \$10 ea. for LLC's) Expedite Certified Copies (\$15 extra)
- Good Standing Certificate- _____ (Qty. of \$10 ea.) Expedite Good Standing (\$15 extra)

E. RETURN DELIVERY: ^{hard copy} 2-19 Mail or Pick Up or Fax # (480) 836-1320 ²⁻¹⁹⁻⁰³

The following individual should be called to pick up completed documents:

Name: Cami Martinez Phone: (480) 836-1155

Pick-up by: _____ Date: _____

Please respond promptly to phone messages. Documents will be mailed if they are not picked up in a timely manner approximately two weeks. In that event, the documents should be mailed to the following address:

Name: Richard D. Holper Firm: Holper & Mitchell, Ltd.

Address: 16853 E. Palisades Blvd., Suite 201

City, State, Zip: Fountain Hills, Arizona 85268

COMMISSIONERS
MARC SPITZER - Chairman
JIM IRVIN
WILLIAM A. MURDELL
JEFF HATCH-MILLER
MIKE GLEASON



ARIZONA CORPORATION COMMISSION

BRIAN C. MCNEIL
Executive Secretary
JOANNE C. MACDONNELL
Director, Corporations Division

February 18, 2003

RICHARD D. HOLFER
16853 E. PALISADES BLVD. #201
FOUNTAIN HILLS, AZ 85268

RE: LA MONTANA CROSSING CONDOMINIUMS HOMEOWNERS ASSOCIATION, INC
File Number: -1063795-5

We are pleased to notify you that your Articles of Incorporation were filed on February 18, 2003.

You must publish a copy of your Articles of Incorporation. The publication must be in a newspaper of general circulation in the county of the known place of business in Arizona (as filed with the Commission) for three (3) consecutive publications. A list of newspapers is available on the Commission web site. An affidavit from the newspaper, evidencing such publication, must be delivered to the Commission for filing within NINETY (90) DAYS from the date of this letter. Make sure the newspaper publishes the corporation documents using the exact name filed with the Commission.

All corporations transacting business in Arizona are required to file an Annual Report with the Commission, on the anniversary of the date of incorporation. Each year, a preprinted Annual Report form will be mailed to the corporation's known place of business approximately two months prior to the due date of the report. Should the report fail to arrive, contact the Commission. It is imperative that corporations notify the Commission immediately (in writing) if they change their corporate address, statutory agent or agent address. Address change orders must be executed (signed) by a corporate officer. Postal forwarding orders are not sufficient.

The Commission strongly recommends that you periodically check Commission records regarding the corporation. The Commission web site www.cc.state.az.us/corp contains information specific to each corporation of record and is a good general source of information.

If you have any questions or need further information, please contact us at (602) 542-3135 in Phoenix, (520) 628-6560 in Tucson, or Toll Free (Arizona residents only) at 1-800-345-5819.

Sincerely,
MARY FLORES-GASTELO
Examiner
Corporations Division

CF:04, Rev:01/2003