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JUL 11 2006

ARTICLES OF INCORPORATION

FILE NO. - 1297094-4

OF

THE DALE CONDOMINIUMS HOMEOWNERS ASSOCIATION

Pursuant to Title 10, Chapters 24-40 of the A.R.S., the undersigned hereby adopt the following Articles of Incorporation.

ARTICLE I - NAME

The name of the corporation shall be **THE DALE CONDOMINIUMS HOMEOWNERS ASSOCIATION** (hereinafter referred to as the "Association").

ARTICLE II - NONPROFIT CORPORATION

The Association is organized as a nonprofit Association pursuant to Title 10, Chapters 24-40, of the Arizona Revised Statutes. The Association shall have no stock, and no dividends or pecuniary profits shall be declared or paid to its members, directors or officers. All income and earnings of the Association shall be used to further the purposes and objectives of the Association. Nothing contained herein, however, shall prohibit payments by the Association to members, directors or officers as reasonable compensation or reimbursement for services rendered to the Association.

ARTICLE III - KNOWN PLACE OF BUSINESS

The Association's known place of business is located at 1724 N. Mesa Drive, Flagstaff, Arizona, 86001, but it may establish other places of business and other offices at such other places as the Board of Directors may from time to time determine.

ARTICLE IV - PURPOSE, POWERS AND DUTIES

The primary business and purpose of the Association is to serve as the "unit owners association" as that term is defined and used in the Condominium Act (Title 33, Chapter 9 "Condominiums" of the Arizona Revised Statutes, A.R.S. § 33-1201 et seq.) and as the "Association" as that term is defined and used in the Declaration of Condominium and of Covenants, Conditions and Restrictions for the Dale Condominiums ("Declaration") to be recorded in the records of Coconino County. In furtherance of said purpose, the Association shall have the powers and shall perform the duties and obligations granted to and imposed upon it by the Declaration, the Bylaws and the Condominium Act. In addition, subject to the provisions of the Declaration, the Association shall have and may exercise any and all of the powers, rights and privileges now or hereafter granted to nonprofit Associations by Title 10, Chapters 24-40, of the Arizona Revised Statutes, as the same may be amended or revised.

ARTICLE V - MEMBERSHIP AND VOTING RIGHTS

The Corporation shall have members. The membership of the Association shall consist exclusively of all of the owners of units or, following termination of the condominium, of all former unit owners entitled to distributions of proceeds under Section 33-1228, A.R.S., or their heirs, successors or assigns the property, voting and

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ARTICLE VIII- INCORPORATORS

The names and addresses of the incorporators are:

Rosemary Lamberson
3780 N. Colton Ranch Road
Flagstaff, Arizona

ARTICLE IX - NO PERSONAL LIABILITY

The directors, officers and members of the Association shall not be individually liable for the Association's debts or other liabilities. The private property of such individuals shall be exempt from any corporate debts or liabilities. A director of the Association shall not be personally liable to the Association or its members, if any, for monetary damages for breach of fiduciary duty as a director, except for liability (i) for any breach of the director's duty of loyalty to the Association or its members, if any, (ii) for acts or omissions not in good faith or which involve intentional misconduct or a knowing violation of law, (iii) under the Arizona nonprofit corporation act as it may be amended from time to time, or (iv) for any transaction from which the director derived any improper personal benefit. If the Arizona Revised Statutes are hereafter amended to authorize corporate action further eliminating or limiting the personal liability of directors, 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 adversely affect any right or protection of a director of the Association existing at the time of such repeal or modification.

ARTICLE X - INDEMNIFICATION

The Association shall indemnify any past or present Director, officer, committee member, employee or agent against expenses, including without limitation, attorneys' fees, judgments, fines and amounts incurred while acting within the scope of his or her authority as a Director, officer, committee member, employee or agent of the Association; provided that the board of Directors shall determine in good faith that such did not act, fail to act, or refuse to act, willfully or with gross negligence or with fraudulent or criminal intent with regard to the matters involved in this action.

ARTICLE XI- DISSOLUTION

No person shall possess any property right in or to the property or assets of the Association. Upon termination of the condominium in accordance with provisions of the Condominium Act, the Association may be dissolved as provided in the Bylaws. Upon dissolution, all assets remaining after payment of any outstanding liabilities shall be distributed as provided in the Condominium Act.

ARTICLE XII - FISCAL YEAR END

The Association shall have its fiscal year end on the last day of December.

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other rights and privileges of members, and their liability for assessments and other charges, shall be as set forth in the Declaration, the Bylaws and the Condominium Act.

ARTICLE VI- BOARD OF DIRECTORS

The control and management of the affairs of the Association shall be vested in a Board of Directors, members of which shall be considered as the Board of Directors under the Declaration, consisting of five (5) Directors. The names and addresses of the initial Board of Directors are as follows:

Thomas G. Olsen, as Trustee of
the Thomas Olsen Revocable Trust,
dated June 15, 2001, as amended.
1724 North Mesa Drive
Flagstaff, Arizona 86001.

Amanda J. Wilson
1724 North Mesa Drive
Flagstaff, Arizona 86001

Tim Bonatus and Karen Stepan,
Trustees of the Bonatus-Stepan
Family Trust, dated May 6, 1997.
77 W. Forest Avenue
Flagstaff, Arizona 86001.

Mark Lamberson
3780 N. Colton Ranch Road
Flagstaff, Arizona

Rosemary Lamberson
3780 N. Colton Ranch Road
Flagstaff, Arizona

The Bylaws of the Association shall prescribe the terms of office and manner of election of directors, and the number of directors which shall be no less than the number of Directors required by the Declaration.

ARTICLE VII- OFFICERS

The affairs of the Association shall be administered by officers elected annually by the Board of Directors at the first meeting of the Board of Directors following each annual meeting of the Members of the Association, or at other meeting called for such purpose. The officers shall consist of a President, Vice-President, Secretary, Treasurer and other officers as required, each of which shall serve at the pleasure of the Board of Directors.

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ARTICLE XIII - AMENDMENTS

These Articles of Incorporation may be amended as provided in A.R.S. §§10-11001 through 10-11004, as the same may be amended or revised. Except where approval of the members is required by statute, amendment shall require assent of members representing at least 51% of the total votes of the Association.

ARTICLE XIV - STATUTORY AGENT

The name and address of the statutory agent of the Association is:

Kevin P. Nelson
Hufford, Horstman, Mongini, Parnell & Tucker
120 N. Beaver St.
Flagstaff, AZ 86001

Acceptance of Appointment by Statutory Agent

I, Kevin P. Nelson, having been designated to act as Statutory Agent for the Association, hereby consent to act in that capacity until removed or resignation is submitted in accordance with Arizona Revised Statutes.



Kevin P. Nelson

IN WITNESS WHEREOF, we, have executed these Articles of Incorporation this 11th day of July, 2006.



Rosemary Lamberson