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EXPEDITED
AZ CORP COMMISSION
FILED

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**ARTICLES OF INCORPORATION
OF
HOMEOWNERS' ASSOCIATION FOR WALNUT RIDGE ESTATES AT
FAIRFIELD COUNTRY CLUB ESTATES**

In compliance with the requirements of Arizona Revised Statutes, Title 10, Chapter 22, the undersigned, all of whom are residents of Maricopa County, 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
DEFINITIONS**

The words and terms used herein shall be deemed to have the same meanings as are given those words and terms in the Declaration of Covenants, Conditions and Restrictions of Walnut Ridge Estates at Fairfield Country Club Estates, herein referred to as the "Declaration", which is of record in the Office of the County Recorder of Coconino County, Arizona, in Book 1853, Page 223, as the same has been and may be supplemented or amended from time to time.

**ARTICLE II
NAME**

The name of the corporation is Homeowners' Association For Walnut Ridge Estates at Fairfield Country Club Estates, herein referred to as the "Association".

**ARTICLE III
PURPOSES**

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 the maintenance, preservation and architectural control of the Lots and Common Area within that certain property

included within the Declaration, as previously supplemented and as it may be further supplemented or amended from time to time, which property is herein collectively referred to as Walnut Ridge Estates at Fairfield Country Club Estates and to promote the health, safety, and welfare of the residents within the above-described property and any supplements or additions thereto as may hereafter be brought within the jurisdiction of this Association, and for these purposes 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 the said Declaration and all supplements thereto being incorporated herein as if set forth at length;
- (b) fix, levy, collect, and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration;
- (c) to pay all expenses in connection with the foregoing and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association;
- (d) 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;
- (e) 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;
- (f) 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;
- (g) participate in mergers and consolidations with other nonprofit corporations organized for the same purposes or annex additional residential property and

