

AZ. CORP. COMMISSION
FOR THE STATE OF AZ.
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FOR THE STATE OF AZ.
DELIVERED

FEB 6 3 29 PM '85

ARTICLES OF INCORPORATION

OF

FILED BY C 3000 COPPERFIELD ESTATES HOMEOWNERS ASSOCIATION
DATE FILED 2/14
TERM _____
DATE _____ TIME _____

FEB 21 2 21 PM '85

FILED BY _____
DATE FILED _____
TERM _____
DATE 1-31 TIME 10:30 A.

The undersigned, as incorporators, have this date voluntarily associated themselves together for the purpose of forming a private non-profit membership corporation under and by virtue of the laws of the State of Arizona and do hereby adopt the following Articles of Incorporation:

ARTICLE I

NAME

The name of this corporation shall be COPPERFIELD ESTATES HOMEOWNERS ASSOCIATION.

ARTICLE II

PRINCIPAL OFFICE

The principal place of business and office for the transaction of business of this Association shall be located in or near the City of Tempe, Maricopa County, State of Arizona.

ARTICLE III

PURPOSE AND POWERS OF THE ASSOCIATION

This Association shall be a non-profit corporation without 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 residential Lots and Common Areas within that certain tract of property described as:

Lots 1 through 279, inclusive, and Tracts C, E, F, G and H, inclusive of COPPERFIELD ESTATES, a subdivision of Maricopa County, Arizona, as it appears in the books and records of the County of Maricopa, Arizona, Book 272 of Maps, Page 11,

and to promote the health, safety and welfare of the residents within the above described Properties and any additions thereto as may hereafter be brought within

presently exist and as they may be amended.

ARTICLE IV

MEMBERSHIP

Every person or entity who is a record owner of a fee or undivided fee interest in any lot which is subject to 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 V

VOTING RIGHTS

The Association shall have two (2) 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 (1) vote for each Lot owned. When more than one (1) person holds an interest in any Lot, all such persons shall be Members. The vote for such Lot shall be exercised as they among themselves determine; but in no event, shall more than one (1) 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 earlier;

(a) When the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership, or

(b) The 31st day of December, 1990.

ARTICLE VI

BOARD OF DIRECTORS

The business and affairs of this corporation shall be managed by a Board of three (3) Directors who need not be Members of the Association. The number of

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 the 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 public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is not accepted by an appropriate public agency, such assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust or other organization to be devoted to similar purposes as described herein.

ARTICLE IX

AMENDMENTS

During the first twenty (20) years of existence, the Articles may be amended by the affirmative vote of seventy-five percent (75%) of all voting members, Class A and Class B, at a duly called and convened meeting. Thereafter these Articles may be amended by a majority vote of all members, at a duly called and convened meeting.

ARTICLE X

DECLARATION

The property which is described in Article III of these Articles is subject to the Declarations of Covenants, Conditions and Restrictions referred to in said Article III; and each purchaser of a Lot in the COPPERFIELD ESTATES subdivision takes his deed subject to all of the rights and obligations, including but not limited to the levy of assessments, contained in said Declaration of Covenants, Conditions and Restrictions as recorded in Book 272 of Maps, Page 11 of Official Records, Maricopa, Arizona.

ARTICLE XI

STATUTORY AGENT

Fennemore, Craig, von Ammon, Udall & Powers, Attn: Mr. George Cole, 6991 E. Camelback Road, Suite A-210, Scottsdale, Arizona 85251 authorized by law to act as a Statutory Agent in the State of Arizona, is hereby appointed and made the agent to this corporation on whom all notices and processes, including service of summons,

STATE OF ARIZONA)

) ss:

County of Maricopa)

The foregoing Articles of Incorporation for COPPERFIELD ESTATES HOMEOWNERS ASSOCIATION were acknowledged before me this 11th day of January, 1985 by

Roseann M. Joubert
Notary Public

My Commission Expires:

7-9-88

The undersigned, George Cole, hereby consents to act as statutory agent for the above referenced corporation.

George J. Cole
George Cole