

ARTICLES OF INCORPORATION

OF

CLEARWATER FARMS UNIT II
PROPERTY OWNERS ASSOCIATION

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

SEP 24 8 34 AM '82

Sonia Brew
9/29/82

KNOW ALL MEN BY THESE PRESENTS:

That we, the undersigned persons whose residences and post office addresses are set forth below, do hereby adopt these Articles of Incorporation of and for Clearwater Farms Unit II Property Owners Association, a non-profit corporation.

ARTICLE I

The names and addresses of all the incorporators are:

CARL F. BRIM
4747 N. 16th Street
Phoenix, AZ 85016

PETER SCHUST
4530 N. Central
Phoenix, AZ 85016

The purpose for which this corporation is organized is the trans-
action of any and all lawful business for which corporations may be
incorporated under the laws of the State of Arizona as they may be
amended from time to time, and specifically, but not in limitation
thereof, the purpose of managing, maintaining and improving the roadways
and irrigation system as set forth in the Declaration of Conditions,
Covenants and Restrictions for Clearwater Farms Unit II as recorded
in Docket 16129, Pages 14-26, Maricopa County, Arizona Recorder's
Office, and to do all other things necessary, appropriate, or convenient
in furtherance of its operation as an owners association, and in
accordance with these Articles, the By-Laws, and any adopted rules and
regulations.

ARTICLE II

The corporation initially intends to conduct the business of an owners association which includes managing, maintaining and improving the roadways and irrigation ditches at Clearwater Farms Unit II, a subdivision of Maricopa County, Arizona, including expansions thereof.

ARTICLE III

This corporation will be a non-profit corporation as authorized by the provisions of Arizona Revised Statutes, Title 10, Chapter 1, Article 16.

ARTICLE IV

The initial Board of Directors of the corporation were elected at a meeting held at Phoenix, Arizona, at 2 o'clock P.M. on August 24, 1982, and it consists of the following individuals:

Carl F. Brim
4747 N. 16th Street
Phoenix, AZ 85016

Peter Schust
4530 N. Central
Phoenix, AZ 85012

David Breinig
4530 N. Central
Phoenix, AZ 85012

ARTICLE V

Membership in this corporation shall be limited solely to those individuals owning or purchasing under contract, one or more acres within Clearwater Farms Unit II, or acres of any future additional units or expansions of said subdivision qualifying for membership in this corporation pursuant to a recorded Declaration of Conditions, Covenants and Restrictions. The corporation may issue one certificate evidencing membership to such owner or owners of record or contract purchasers of each acre within the above-described property. In the

event any acre within the above-described property is owned or is being purchased by two or more persons, a single certificate shall be issued in the name of one of the persons who shall have the power to vote the said certificate. Each certificate shall have the rights, privileges, limitations, prohibitions, restrictions, and other attributes and shall be issued on such terms and at such times as provided by the Amendment to Declaration of Restrictions, Recorded Restrictions, By-Laws and Rules and Regulations of this corporation. Failure to issue the certificate shall not abridge the provisions of this Article.

ARTICLE VI

The corporation shall have one class of voting membership, with voting to be on a one vote per acre basis.

ARTICLE VII

These Articles of Incorporation may be amended upon an affirmative vote of $66 \frac{2}{3}$ of all the members of the corporation at a lawfully held meeting, provided no amendment shall be in conflict with said recorded Declaration of Restrictions. The members, officers and directors of the corporation shall not be individually or personally liable for the corporation's debts or other liabilities, and the private property of such individuals shall be exempt from any corporate debts or liabilities.

ARTICLE VIII

The name and address of the initial statutory agent of the corporation is Raoul T. Jacques, Suite 202, 40 East Virginia, Phoenix, AZ 85004.


ARTICLE IX

The known place of business of the corporation shall be
4530 N. Central Avenue, Phoenix, Arizona 85012.

ARTICLE X

The number of persons to serve on the Board of Directors shall be fixed by the members of the Association at the first annual meeting called for that purpose and the Board of Directors shall be composed of not less than three and not more than ten members as provided in the By-Laws.

IN WITNESS WHEREOF, we, the undersigned, have hereunto placed our signatures this 24th day of August, 1982.



CARL F. BRIM



PETER SCHUST