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# STATE OF ARIZONA

## Corporation Commission



To all to Whom these Presents shall Come, Greeting:

I, CHARLES D. HADLEY, SECRETARY OF THE ARIZONA CORPORATION COMMISSION, DO HEREBY CERTIFY THAT the annexed is a true and complete copy of the ARTICLES OF INCORPORATION of MEADVIEW CIVIC ASSOCIATION, INC.

which were filed in the office of the Arizona Corporation Commission on the 9th day of June, 1970, as provided by law.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED THE OFFICIAL SEAL OF THE ARIZONA CORPORATION COMMISSION, AT THE CAPITOL, IN THE CITY OF PHOENIX, THIS 9th DAY OF June A. D. 1970.

*Charles D. Hadley*  
SECRETARY

ADJUTANT SECRETARY

ARTICLES OF INCORPORATION  
OF  
MEADVIEW CIVIC ASSOCIATION, INC.

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KNOW ALL MEN BY THESE PRESENTS:

That TOMMY C. BERRY, MAE E. BERRY, FRANK E. GLINDMEIER, WILMA L. GLINDMEIER, PAUL F. MULLANE and MARJORIE L. MULLANE do hereby associate themselves for the purpose of forming a non-profit corporation under the laws of the State of Arizona, and do hereby adopt the following as Articles of Incorporation:

I.

The name of this corporation is MEADVIEW CIVIC ASSOCIATION, INC.

II.

The names, residences and post office addresses of the incorporators of MEADVIEW CIVIC ASSOCIATION, INC. are as follows:

Tommy C. Berry	9218 North 52nd Place Scottsdale, Arizona 85253
Mae E. Berry	9218 North 52nd Place Scottsdale, Arizona 85253
Frank E. Glindmeier	4960 E. Red Rock Drive Phoenix, Arizona 85018
Wilma L. Glindmeier	4960 E. Red Rock Drive Phoenix, Arizona 85018
Paul F. Mullane	2620 Mullen Drive Kingman, Arizona 86401
Marjorie L. Mullane	2620 Mullen Drive Kingman, Arizona 86401

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III.

1 The principal office of this corporation shall be  
2 located in Phoenix, Maricopa County, Arizona. This corporation may  
3 establish such other office or offices, and conduct its affairs,  
4 both within and without the State of Arizona, as the Board of  
5 Governors may from time to time determine.  
6

IV.

7 The purposes of this corporation shall be:

8 (i) To foster and encourage the civic betterment of  
9 its members as property owners in the Development (as herein-  
10 after described);  
11

12 (ii) To encourage and unify efforts of members in  
13 maintaining, improving, and protecting the value of their  
14 property in the Development;

15 (iii) To carry out and implement the plan for architec-  
16 tural control, as expressed in Declarations of Restrictions  
17 recorded for the Development, of buildings and other struc-  
18 tures on members' property.

19 (iv) To establish, maintain, and operate social and  
20 recreational facilities solely for the mutual advantages  
21 to be gained through such facilities by its members and  
22 not for profit;

23 (v) To publish and distribute, at least bi-monthly,  
24 to members, and to others whom the Board of Governors  
25 believe may be interested in the Development, a publication  
26 containing newsworthy items, social and recreational events

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1 activities, and other material of interest;

2 (vi) To engage in such other activities, of a com-  
3 munity nature, as may be to the benefit of owners of  
4 property in the Development.

5 V.

6 In furtherance of its purposes, this corporation shall  
7 have the capacity and power:

8 (a) To hold, manage and administer any and all real  
9 and personal property of every kind and description ac-  
10 quired by the corporation; to use and apply the whole or  
11 any part of the income therefrom and the principal thereof  
12 exclusively for the purposes of this corporation.

13 (b) To accept and receive by gift, devise, bequest,  
14 or otherwise, for the uses and purposes of this corporation,  
15 any property, real, personal, or mixed, of any kind, nature,  
16 or description.

17 (c) To acquire by purchase, lease or otherwise; to  
18 own, hold, maintain and improve; to sell, exchange, mort-  
19 gage, license, lease or otherwise dispose of, such real  
20 and personal property as may be necessary to further and  
21 accomplish this corporation's purposes.

22 (d) To invest and reinvest its funds in such stocks,  
23 common or preferred, bonds, debentures, and mortgages, or  
24 in such other securities or property as its Board of  
25 Governors deems advisable.

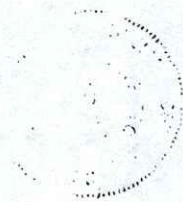
26 (e) To make and enter into contracts and agreements  
of every kind and description necessary to further the  
purposes of this corporation.

(f) To lend its funds upon adequate security, and to  
borrow for its corporate purposes and to secure the same  
by mortgage or pledge of any and all of its corporate real  
or personal property, or both.

(g) To exercise all rights and privileges appurtenant  
to any securities or any property held by this corporation,  
including, but without limitation, the right to vote any  
shares of stock which may be held by this corporation.

(h) To do any and every act or thing, and to engage

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1 in any other activity or undertaking necessary or convenient  
2 to the fulfillment of the purposes of this corporation which  
3 a corporate body may lawfully do or perform; provided, how-  
4 over, that only such acts or things shall be done, and such  
5 activities or undertakings engaged in, as are in further-  
6 ance of the purposes of this corporation.

7 (i) No substantial part of the activities of this cor-  
8 poration shall be carrying on propaganda, or otherwise  
9 attempting to influence legislation, and this corporation  
10 shall not participate in or intorvene in (including the pub-  
11 lication or distribution of statements), any political cam-  
12 paign on the behalf of any candidate for public office.

13 VI.

14 This corporation shall be a non-profit corporation and  
15 shall have no capital stock and no dividends or pecuniary profits  
16 shall be declared or paid to the governors, officers, or members  
17 thereof. No part of the net earnings of this corporation shall  
18 inure to the benefit of any governor, officer, or member of this  
19 corporation, or any private individual; provided, however, that  
20 reasonable compensation may be paid for services rendered to this  
21 corporation in furtherance of its purposes.

22 VII.

23 The following shall be members of this corporation:  
24 owners of real property situated in the vicinity of the unincor-  
25 porated community of Meadview, Mohave County, Arizona (herein re-  
26 ferred to as "Development") who have complied with the require-  
ments for membership expressed in the By-Laws.

VIII.

In the event of dissolution of this corporation, any  
assets remaining after the payment of its creditors shall be dis-  
tributed so as to accomplish, or effectuate, one or more of the

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1 purposes of this corporation or paid over to an organization or  
2 organizations operated exclusively for the promotion of social wel-  
3 fare, including any municipal corporation organized for, or in  
4 respect to, the Development, or a portion of it, selected by the  
5 Board of Governors, or failing such selection, selected by the  
6 Superior Court of the State of Arizona, County of Mohave. In no  
7 event shall the assets of this corporation be distributed to any  
8 governor, officer or member of this corporation, or any private  
9 individual.

10 IX.

11 The commencement of this corporation shall be the date of  
12 the issuance of a certificate of incorporation by the Arizona Cor-  
13 poration Commission, and it shall endure for the full term of  
14 twenty-five (25) years thereafter, with the privilege of perpetual  
15 succession as provided by law.

16 X.

17 The affairs of this corporation shall be conducted by  
18 a Board of Governors consisting of not less than three (3) nor more  
19 than twenty-five (25) persons, as determined from time to time by  
20 the Board of Governors. The annual meeting of this corporation for  
21 the purpose of electing the Board of Governors shall be held  
22 annually on the Saturday immediately preceding Memorial Day of each  
23 year, or such other date as shall be established in the By-Laws.

24 At a meeting held on June 1, 1970, in Phoenix, Arizona,  
25 the following were elected to the Board of Governors of this cor-  
26 poration to serve until their successors have been duly elected and

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1 qualified in accordance with the By-Laws:

- 2 Tommy C. Berry
- 3 Mae E. Berry
- 4 Frank E. Glindmoier
- 5 Wilma L. Glindmoier
- 6 Paul F. Mullano
- 7 Marjorie L. Mullano

8 XI.

9 The following persons shall serve as officers of this  
10 corporation until their successors have been duly elected by the  
11 Board of Governors in accordance with the By-Laws and have quali-  
12 fied:

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- 13 Tommy C. Berry - President
- 14 Frank E. Glindmoier - First Vice-President
- 15 Paul F. Mullano - Second Vice-President
- 16 Wilma L. Glindmoier - Treasurer
- 17 Mae E. Berry - Secretary
- 18 Marjorie L. Mullano - Assistant Secretary

19 XII.

20 These Articles of Incorporation may be amended by the  
21 affirmative vote of the majority of all of the members of this cor-  
22 poration at a meeting called for that purpose; provided, however,  
23 that in no event shall Articles IV., VI. and VIII. hereof be  
24 altered or amended in any manner or way whatsoever.

25 XIII.

26 The private property of the governors, officers and

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1 members of this corporation shall be forever exempt from its debts  
2 and obligations.

3 XIV.

4 The highest amount of indebtedness or liability to which  
5 this corporation may at any time subject itself is Five Hundred  
6 Thousand Dollars (\$500,000.).

7 XV.

8 This corporation does hereby appoint ROBERT D. COLLINS,  
9 Phoenix, Arizona, who has been a bona-fide resident of the State of  
10 Arizona for more than three (3) years last past, its lawful agent  
11 in and for the State of Arizona, for and on behalf of the said cor-  
12 poration to accept and acknowledge service of and upon whom may be  
13 served all necessary process or processes in any action, suit, or  
14 proceeding that may be had or brought against the said corporation  
15 in any of the courts of the State of Arizona, said service of pro-  
16 cess or notice or the acceptance thereof endorsed thereon to have  
17 the same force and effect as if served upon the president and  
18 secretary of the said corporation.

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19 IN WITNESS WHEREOF, the said incorporators have hereunto  
20 signed these Articles of Incorporation this 1<sup>st</sup> day of June,  
21 1970.

22  
23 James C. Berry  
24  
25 Mrs. E. Berry  
26



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Frank E. Glindmeier  
Wilma L. Glindmeier  
Paul F. Mullane  
Marjorie L. Mullane

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STATE OF ARIZONA }  
County of Maricopa } ss.

Before me, the undersigned officer, on this day personally appeared TOMMY C. BERRY and MAE E. BERRY who acknowledged that they executed the foregoing Articles of Incorporation for the purposes and considerations contained therein.

Given under my hand and seal of office this 5<sup>th</sup> day of June, 1970.

Joseph K. Kiverson  
Notary Public

My Commission Expires:  
May 3, 1974

STATE OF ARIZONA }  
County of Maricopa } ss.

Before me, the undersigned officer, on this day personally appeared FRANK E. GLINDMEIER and WILMA L. GLINDMEIER who acknowledged that they executed the foregoing Articles of Incorporation



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1 for the purposes and considerations contained therein.  
2 Given under my hand and seal of office this 5<sup>th</sup> day of  
3 June, 1970.

4 Jackie Kenion  
5 Notary Public

6 My Commission Expires:  
7 May 31 1974

8  
9 STATE OF ARIZONA }  
10 County of Maricopa } ss.

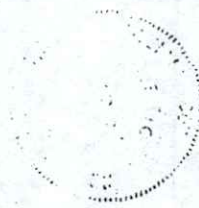
11 Before me, the undersigned officer, on this day personally  
12 appeared PAUL F. MULLANE and MARJORIE L. MULLANE who acknowledged  
13 that they executed the foregoing Articles of Incorporation for the  
14 purposes and considerations contained therein.

15 Given under my hand and seal of office this 5<sup>th</sup> day of  
16 June, 1970.

17 Jackie Kenion  
18 Notary Public

19 My Commission Expires:  
20 May 31 1974

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79540  
ARIZONA  
RECORDS DEPARTMENT

FILED

JUN 9 1970

At 1:50 P.M. request of  
Wales, Collins and Davies, P.C.  
700 Title & Trust Bldg.  
Phoenix, Arizona 85003  
Kay A. Rogers.

Charles D. Hadley.

STATE OF ARIZONA }  
County of Maricopa }

I hereby certify that the with  
in instrument was filed and re-  
corded at request of

*Wales, Collins & Davies*

in Docket 819-70-322  
8170

on page 520-530  
Witness my hand and official  
seal the day and year aforesaid.

Paul N. Maston

County Recorder

By *Alyce Ketter*  
Deputy Recorder 200

Recorded at Request of *Wales, Collins & Davies PC*

JUN 30 1970 Min. Post 8:00 o'clock A.M.

In box: 175 of DOCKETS Page 19-29

Records of Maricopa County, Arizona.

By *Amel J. Kaur*  
Deputy Recorder

Peggy D. Smith

Recorder

Ret: 700 Title & Trust Building  
Phoenix, Arizona 85003.

708914

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UNRECORDED

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