

Dorado Country Club Estates Association for Block 70

Articles of Incorporation

1. Introduction

Pursuant to the Restated Declaration of Covenants, Conditions, and Restrictions (CCRs), recorded in the office of the Pima County Recorder in Book 6944 of Maps and Plats at Page 434 thereof, regarding the realty described in 3. below, incorporators Nicholas J. Aquilano and Edward J. Pawlowski incorporate Dorado Country Club Estates Association for Block 70 as an Arizona nonprofit corporation and adopt these Articles of Incorporation (Articles).

2. Location

This corporation will do business in Tucson, Pima County, Arizona.

3. General Purpose

The general purpose of this corporation is to:

1. own, maintain, and improve the following legally described property: Dorado Country Club Estates, Block 70, Common Areas, described as lots 77, 78 & 79 Recreation area described as Lot 75 and private streets

described as Lot 76 being a subdivision of a portion of the SE¼ of Section 6, T 14-S, R 15-E, G. & S. R. B. & M., Pima County, recorded in the office of the Pima County Recorder in Book 28 of Maps and Plats at Page 18 thereof, and as amended in Book 28 at page 36;

2. enforce the CCRs on the above property and lots 1 through 74 within the above legal description;
3. represent the owners of lots 1 through 74 in dealing with others;
4. act economically, preserve natural resources, reduce forms of pollution, and promote good health; and
5. do any act that is desirable to attain the general and specific purposes of this corporation.

#### 4. Specific Purposes

Without limitation, the specific purposes of this corporation are to:

1. own, insure against liability, maintain, and improve the common areas, recreation area, and private streets in 3.1. above and personal property for these areas;
2. enforce applicable CCRs;
3. reduce light, noise, dust, and weed pollution and pests in the neighborhood;
4. maintain and improve the safety and security of the neighborhood;
5. maintain and improve public services for the neighborhood;
6. require adequate surety bonds covering corporate members authorized to handle corporate money and sign corporate checks;

7. operate on a July 1 - June 30 fiscal year;
8. fix and collect fees, assessments, charges on quarterly payments of fees, and interest on past due amounts from corporate members and record liens for nonpayment;
9. collect charges under paragraph 24. of the CCRs, costs, and attorney fees from corporate members and record liens for nonpayment;
10. pay fees to maintain the lawful existence of the corporation;
11. pay premiums for bonds for 4.6. above;
12. pay taxes and assessments on corporate property;
13. pay fees to the master association;
14. sue and contract by corporate name;
15. pay any person, including a corporate member except a present officer or director, reason-

able compensation for services rendered for the corporation;

16. pay for social events to promote the goodwill of the corporation to corporate members;
17. work with other homeowners associations, including the master association, to further the general and specific purposes of this corporation; and
18. encourage that the property contiguous to the neighborhood remains as residential areas or as the golf course.

#### 5. Specific Limitations

This corporation shall not:

1. incur debt;
2. pay a salary or other compensation to a present officer or member of the Board of Directors (directors) under 4.15. above;

3. except for 4.15. above, distribute any corporate money by pay, refund, reward, waiver of fees or assessments, or any other means, to corporate members; or

4. attempt to influence legislation.

#### 6. Corporate Members

Each owner of lots 1-74, described in 3. above, is a member of the corporation.

#### 7. Voting

One member from each lot is entitled to vote at elections and other meetings, if all fees, assessments, charges under paragraph 24. of the CCRs, charges on quarterly payments of fees, interest on past due amounts, costs, and attorney fees due from the lot have been paid and the lot is not in violation of the CCRs, as interpreted by the architectural committee and affirmed by the directors. Members eligible to vote may vote by written proxy addressed to and received by the secretary of the directors before a vote.

#### 8. Corporate Member Liability

The private property of the officers, directors, and corporate members is exempt forever from corporate debts and liability.

9. Board of Directors

Corporate members who are elected directors of this corporation shall enact By-Laws and manage this corporation.

The names and addresses of the directors are:

Fernando Acosta, 6974 East Calle Cerca, Tucson, AZ 85715  
Nicholas J. Aquilano, 7007 East Calle Dorado, Tucson, AZ 85715  
Daniel Bellomo, 7034 East Hacienda Reposo, Tucson, AZ 85715  
David Brodigan, 7001 East Hacienda Reposo, Tucson, AZ 85715  
Bertha Fest, 7022 East Hacienda Reposo, Tucson, AZ 85715  
Henry S. Haerle, 6957 East Calle Cavalier, Tucson, AZ 85715  
Bruce R. Heurlin, 6971 East Calle Cavalier, Tucson, AZ 85715  
Bertram G. Kwasman, 6971 East Calle Hermosa, Tucson, AZ 85715  
John T. Michela, 7028 East Calle Dorado, Tucson, AZ 85715  
Carol L. Pawlowski, 7022 East Calle Cerca, Tucson, AZ 85715  
Edward J. Pawlowski, 7022 East Calle Cerca, Tucson, AZ 85715  
Phillip L. Schultz, 6960 East Calle Cerca, Tucson, AZ 85715  
Gertrude Silverman, 7036 East Calle Cerca, Tucson, AZ 85715  
Gerald L. Tauscher, 7001 East Calle Cerca, Tucson, AZ 85715  
T. Frank Whitehead, 7021 East Calle Hermosa, Tucson, AZ 85715

10. Amendments

These Articles can be amended by a majority of eligible corporate members present and voting at a corporate meeting preceded by 10 days written notice specifying proposed amendments to members.

11. Agent

Attorney Franklin O. Eldridge, 155 West Council, Post Office Box 191, Tucson, Arizona 85702, a bonafide Arizona resident for at least 3 years, is appointed agent to accept service of process and for all other required purposes.

This appointment is revocable by the directors.

12. Acceptance of Agency

I consent to the appointment in 11. above until revoked or I resign.

Dated: January 14, 1983. Franklin O. Eldridge  
Franklin O. Eldridge

13. Incorporators' Signatures

Dated: Jan 12, 1983, 1983. Nicholas J. Aquilano  
Nicholas J. Aquilano

Dated: Jan 14, 1983, 1983. Edward J. Pawlowski  
Edward J. Pawlowski

STATE OF ARIZONA )  
                          ) ss.  
COUNTY OF PIMA )

The foregoing Articles of Incorporation were acknowledged before me the undersigned Notary Public by NICHOLAS J. AQUILANO and EDWARD J. PAWLOWSKI, known to me to be the persons whose signatures are subscribed to the foregoing Articles of Incorporation.



tion who personally appeared before me and acknowledged to me that they executed the same for the purposes therein contained.

Mary Clender  
Notary Public

My Commission Expires:

July 14, 1983