

STATE OF ARIZONA

Corporation Commission



To all to Whom these Presents shall Come, Greeting:

BE IT KNOWN THAT

CASITA DE CASTILIAN, INC.

HAVING SUBMITTED TO THE ARIZONA CORPORATION COMMISSION EVIDENCE OF COMPLIANCE WITH THE LAWS OF THE STATE OF ARIZONA GOVERNING THE INCORPORATION OF COMPANIES, IS, BY VIRTUE OF THE POWER VESTED IN THE COMMISSION UNDER THE CONSTITUTION AND THE LAWS OF THE STATE OF ARIZONA, HEREBY GRANTED THE

CERTIFICATE OF INCORPORATION

AUTHORIZING SAID COMPANY TO EXERCISE THE FUNCTIONS OF A CORPORATION, UNDER THE LAWS NOW IN EFFECT IN THE STATE OF ARIZONA, AND SUBJECT TO SUCH LAWS AS MAY HEREAFTER BE ENACTED, FOR A PERIOD OF TWENTY-FIVE YEARS FROM THE DATE HEREOF, UNLESS SOONER REVOKED BY AUTHORITY OF LAW.

BY ORDER OF THE ARIZONA CORPORATION COMMISSION.

In Witness Whereof, **GEORGE S. LIVERMORE,**

THE CHAIRMAN, HAVE HEREUNTO SET MY HAND AND CAUSED THE OFFICIAL SEAL OF THE ARIZONA CORPORATION COMMISSION TO BE AFFIXED AT THE CAPITOL, IN THE CITY OF PHOENIX, THIS
DAY OF **October** **8th** **1965** A. D.

CHAIRMAN.

ATTEST:

SECRETARY.

NO.

67761

BY

ASSISTANT SECRETARY.

ARIZONA CORPORATION COMMISSION
INCORPORATING DIVISION

FILED

OCT 8 1965

At _____ of _____

Address _____

By _____

ARTICLES OF INCORPORATION

OF

CASITA DE CASTILIAN, INC.

KNOW ALL MEN BY THESE PRESENTS:

That we, the undersigned, do hereby associate ourselves for the purpose of forming a non-profit corporation pursuant to the laws of the State of Arizona and for that purpose do hereby adopt the following Articles of Incorporation:

ARTICLE I

That the name of this corporation is CASITA DE CASTILIAN, INC.

ARTICLE II

The names, residences and post office addresses of the incorporators are as follows:

Kenneth K. Kamrath
6860 N. Kenanna Place
Tucson, Arizona

Richard C. Harris
7602 N. Village Avenue
Tucson, Arizona

ARTICLE III

The principal place of business of this corporation shall be in Tucson, Arizona, where meetings of stockholders and directors may be held, but it shall have the power to establish offices at such other places within or without the State of Arizona as the Board of Directors shall establish and where meetings of Directors may likewise be held and business transacted.

ARTICLE IV

The general nature of the business in which the corporation shall engage is as follows:

(a) To represent and act on behalf of all the owners of apartments in that certain Condominium Apartment Project known as CASITA DE CASTILIAN in Tucson, Arizona, to impose assessments upon its members as may be provided in a Declaration of Condominium

to perform each and every function therein provided, to hold property in trust on the account of all apartment owners in the said Condominium Project, to prescribe regulations for the use of the common elements, to prescribe regulations for the change of structural components of limited elements, and to enact by-laws governing the use of all common elements.

(b) To make and obtain loans upon real estate, improved or unimproved, and upon personal property, giving or taking evidences of indebtedness and securing the payment thereof by mortgage, pledge or otherwise.

(c) To draw, make, accept, endorse, discount, execute and issue promissory notes, bills of exchange, bonds and other negotiable or transferrable instruments or other obligations of this corporation from time to time and for any of the objects and purposes of this corporation.

(d) To own, lease, purchase, acquire, subdivide, improve, sell or otherwise deal in real and personal property of every kind and description, including, but not limited to stocks and bonds.

(e) To own, operate and develop a common water, sewage system and to supply all other utility needs of a condominium project and its occupants.

(f) Purposes specified herein shall be construed both as purposes and powers and shall not be limited or restricted by reference to or inference from the terms of any other clause in this or any other article. The purposes and powers specified in each of the clauses herein shall be regarded as independent powers and purposes and the enumeration of specific purposes and powers shall not be construed to limit or restrict in any manner the meaning of general terms of the corporation nor shall the expression of one thing be deemed to exclude another, although it be of like nature not expressed.

ARTICLE V

The membership in this corporation shall consist of one membership to each of the apartments in CASITA DE CASTILIAN, a Condominium Project and which membership shall be held in the name of the owners of each apartment. Each membership shall be entitled to one vote. Upon any dissolution of this corporation, the assets of this corporation shall be distributed to the members in accordance with their percentage interest in the Condominium Project as determined by the Declaration of said Condominium Project.

ARTICLE VI

The highest amount of indebtedness, direct or contingent to which the corporation shall at any time subject itself is ONE MILLION (\$1,000,000.00) DOLLARS.

ARTICLE VII

The time of commencement of this corporation shall be the date the Certificate of Incorporation is issued, in accordance with the law, by the Arizona Corporation Commission, and the termination shall be twenty-five (25) years thereafter with the privilege of renewal as provided by law.

ARTICLE VIII

The affairs of this corporation shall be conducted by a Board of Directors consisting of not less than three nor more than twenty-five persons, to be elected at the annual meeting of the stockholders. A director of this corporation need not be a member. The annual members' meeting shall be held on the second Monday in January of each year, beginning in 1966. Until the first annual meeting of the stockholders is held, Kenneth K. Kamrath, Richard C. Harris and Dave Burns shall act as directors of this corporation, which directors were elected 9-17-65 at Tucson, Arizona.

ARTICLE IX

The Board of Directors of this corporation shall have the power to make, alter and to amend the by-laws, subject, however to the power of the members to change or repeal any or all by-laws by a majority vote at any regular or special meeting of the members called for such a purpose.

ARTICLE X

The private property of the incorporators, officers and the members of this corporation shall be forever exempt from all corporate debts and obligations.

APPOINTMENT OF STATUTORY AGENT

KNOW ALL MEN BY THESE PRESENTS:

That CASITA DE CASTILIAN, INC., a non-profit corporation organized under the laws of the State of Arizona, does hereby appoint Richard C. Harris, 250 N. Church Ave., Tucson, Arizona, who has been a bond fide resident of Arizona for at least three years, its lawful agent in and for the State of Arizona, for and on behalf of this company, to accept and acknowledge service of, and upon whom may be served, all necessary process or processes in any action, suit or proceeding that may be had or brought against the said company in any of the Courts of said State of Arizona, such service of process or notice, or the acceptance thereof, by said agent endorsed thereon; to have the same force and effect as if served upon the President and Secretary of said company, the said corporation hereby revoking any appointment of agent heretofore made by it for the purposes designated.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its President, and attested by its Secretary, at Tucson in the State of Arizona, this 17th day of September, 1965.

CASITA DE CASTILIAN, INC.

By Bennett J. Kenneth
President

ATTEST:

Richard C. Harris
Secretary

November 23, 1965

Messrs. Dowdall & Harris,
Attorneys at Law
250 North Church
Tucson, Arizona

Gentlemen:

We have this date filed and placed on record the
Affidavit of Publication of the Articles of Incorporation
of CASITA DE CASTILIAN, INC., from the
Bookkeeper of the News-Cazette which was published
in Pima County, Tucson, Arizona.

Yours very truly,

ARIZONA CORPORATE COMMISSION

Incorporating Division

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