

ARTICLES OF INCORPORATION

OF

FOUR HILLS RANCH PROPERTY OWNERS ASSOCIATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned incorporators have this day associated themselves for the purpose of forming a non-profit corporation under the laws of the State of Arizona and do hereby adopt the following Articles of Incorporation.

1. **NAME.** The name of the corporation shall be FOUR HILLS RANCH PROPERTY OWNERS ASSOCIATION, a non-profit corporation.
  2. **PRINCIPAL PLACE OF BUSINESS.** The principal place of business of the Association shall be in Prescott, Yavapai County, Arizona, but the Association may conduct its affairs at any location designated by the Board of Directors.
  3. **PURPOSES.** The Association is organized to maintain and improve the roadways, along with gates, fences, cattle guards and culverts involving such roadways, and any common areas and water wells so designated by the Board of Directors. The property known and to be known, as Four Hills Ranch (aka; Howard Mesa Ranch Phase 2) is and shall be subject to the Declaration of Covenants, Conditions, and Restrictions for that property, which Declaration contemplates the establishment of this Association. Further, the Association is organized to provide an entity for the furtherance of the best interests of the Owners in the development.
- In furtherance of its purposes, the Association shall have the following powers, which, unless indicated otherwise by the Declaration, or Bylaws, may be exercised by the Board of Directors: All

powers necessary or desirable to perform the obligation and duties and to exercise the rights and powers set out in these Articles, the Bylaws, or the Declaration, including the following:

- A. To fix and collect assessments;
- B. To enforce Covenants, Conditions, and restrictions affecting any property to the extent the Association may be authorized to do so under the Declaration of Covenants, Conditions, and Restriction.
- C. To enter, make, perform, or enforce contracts of every kind and to do all other acts necessary, appropriate, or desirable in carrying out any purpose of the Association.

No part of the net earnings of the Association shall inure to the benefit of or be distributable to its members, directors, officers, or other private persons, except that the Association shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of its purposes. The Association shall have and exercise all powers which are necessary, incidental to, desirable, useful, or convenient in carrying out any of its purposes, including, but not limited to, those powers set forth in the Declaration and powers for conducting any and all lawful affairs for which corporations may be incorporated under Arizona law.

4. **INITIAL ACTIVITY.** The Association initially intends to maintain and improve the roadways, along with gates, fences, and culverts involving such roadways and any common areas and water wells designated by the Association as an Association function, with respect to all property located in Four Hills Ranch.

5. **STATUTORY AGENT.** The Name and address of the initial Statutory

Agent of the Association is Deborah Palmer, 1020 Sandretto Drive, Prescott, Arizona 86305.

6. **MEMBERSHIP.** The Association shall have members. The qualifications and rights of the members shall be set forth in the Declaration and the Bylaws.

7. **BOARD OF DIRECTORS.** The initial Board of Directors shall consist of three (3) Directors. The number of persons to serve on the Board of Directors thereafter shall be fixed by the Bylaws and shall not be fewer than three (3). The Directors shall be elected at the times and in the manner designated in the Bylaws. The names and address of the persons who are to serve as Directors until the first annual meeting of the Association or until their successors are elected and qualify are:

GARY P. SUMMER  
1020 Sandretto Drive  
Prescott, Arizona 86305

RENEE HOWES  
1020 Sandretto Drive  
Prescott, .Arizona 86305

DEBORAH L. PALMER  
1020 Sandretto Drive  
Prescott, Arizona 86305

8. **INCORPORATORS.** The names and addresses of the incorporators are:

GARY P. SUMMER  
1020 Sandretto Drive  
Prescott, Arizona 86305

RENEE HOWES  
1020 Sandretto Drive  
Prescott, .Arizona 86305

9. **DISSOLUTION.** The Association may be dissolved with the assent given in writing and signed by not less than three-fourths (3/4) of the votes cast by the members entitled to vote. Upon the 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 the Association was created, or shall be granted, conveyed and assigned to any non-profit corporation, association, trust or other organization to



the purposes and considerations therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public

My Commission Expires:

DATED this 10<sup>th</sup> day of May, 2001

/s/ Deborah L. Palmer, Statutory Agent

STATE OF ARIZONA        )  
  ) ss  
COUNTY OF YAVAPAI    )

On this 10<sup>th</sup> day of May, 2001, before me, the undersigned Notary Public personally appeared DEBORAH L. PALMER, known or satisfactorily proven to me to be the persons whose is acknowledging to be Statutory Agent as subscribed, to the within instrument, and acknowledged that he executed the same for the purpose therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public

My Commission Expires: