

ARIZONA COMMISSION
FOR THE STATE OF ARIZONA
FILED

MAY 19 10 57 AM '84

APPR. *James S. ...*
DATE APPR. 4/5/84
TERM _____
DATE _____

ARTICLES OF INCORPORATION

OF

DISCOVERY AT DAYBREAK
HOMEOWNERS' ASSOCIATION

165643

The undersigned, being all of the Directors of this Corporation, hereby adopt and approve the following Articles of Incorporation.

ARTICLE I
NAME

The name of this Corporation shall be DISCOVERY AT DAYBREAK HOMEOWNERS' ASSOCIATION. The principal place of business of this Corporation shall be at 2735 East Camelback Road, Phoenix, Maricopa County, Arizona 85016, but other offices may be established and maintained at such other places as the Board of Directors may designate from time to time.

ARTICLE II
PURPOSE AND INITIAL BUSINESS

The initial business and primary purpose of this Corporation is to serve as a Homeowners' Association for that condominium known as Discovery at Daybreak subject to a Declaration of a Horizontal Property Regime and Covenants, Conditions and Restrictions for Discovery at Daybreak now or hereafter recorded in the records of the County Recorder, Maricopa County, Arizona, as, and if amended (the "Declaration"), including but not limited to serving as a governing body for all of the Owners of the Units for the acquisition, construction, management, maintenance, preservation and care of the Common Elements, as defined in the Declaration, and to perform such other duties as are imposed upon this Corporation under the Declaration. As used herein, the term "Owner(s)" and "Unit(s)" shall have the same meaning as set forth in the Declaration.

In the conduct of its business, this Corporation shall be empowered to do any and all things that a private person might do under the Declaration and the laws of the State of Arizona.

This Corporation will not engage in any other business or activity, except as set forth herein and in the Bylaws of the

1. The total votes outstanding in the Class "A" Membership equal the total votes outstanding in the Class "B" Membership;
2. On March 31, 1989.

ARTICLE IV
BOARD OF DIRECTORS

The affairs of this Corporation shall be conducted by a Board of Directors. Except for the initial Board, the number of Directors of this Corporation shall not be less than three (3) Members who shall be elected at each annual meeting of the Members of this Corporation, as more particularly set forth in these Articles and the Bylaws of this Corporation, and shall hold office until the next annual meeting or until their successors have been duly elected and qualified. Except for the initial Board and for so long as there is a Class "B" Membership, each Director shall be an Owner of a Unit or the spouse of an Owner. If an Owner is a corporation, partnership, trust or other legal entity, the Director may be an officer, director, partner, agent, trustee or beneficiary thereof.

Until the first annual meeting of the Members and until their successors are designated or elected or qualified, the following persons shall constitute the Board of Directors of this Corporation:

Andrew Liggett	-	2735 East Camelback Road Phoenix, Arizona 85016
Mark A. Voigt	-	2735 East Camelback Road Phoenix, Arizona 85016
Sue Graham		2735 East Camelback Road Phoenix, Arizona 85016

ARTICLE V
OFFICERS

The affairs of this Corporation shall be administered by officers elected by the Board of Directors at its first meeting, and each successive meeting of the Board of Directors following the annual meeting of the Members of the Association, or at other meetings called for such purpose, which officers shall serve at the pleasure of the Board of Directors. The officers shall consist of a President, Vice President, and Secretary/Treasurer. The initial officers of this Corporation shall be:

Mark A. Voigt	President
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educational organizations which would then qualify under the provisions of Section 501(c)(4) of the Internal Revenue Code of 1954, or to an organization then subject to and qualifying under Section 528 of the Internal Revenue Code of 1954, as this Corporation shall then elect. Subject to and in accordance with the restrictions imposed within the Declaration and by the Federal Housing Administration or the Veterans Administration, this Corporation may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of each Membership.

ARTICLE X INCORPORATORS

The names and addresses of the Incorporators are as follows:

Kathy Williams 2735 East Camelback Road
Phoenix, Arizona 85016

M. Virginia Novak 2735 East Camelback Road
Phoenix, Arizona 85016

ARTICLE XI

M. Virginia Novak, 2735 East Camelback Road, Phoenix, Arizona 85016, who has been a bona fide resident of the State of Arizona for at least three (3) years, is hereby appointed Statutory Agent of this Corporation upon whom all notices and process, including summons, may be served. The Board of Directors may revoke the appointment of such agent at any time and shall have the power to fill any vacancy.

ARTICLE XII DURATION

The duration of this Corporation shall be perpetual.

ARTICLE XIII FISCAL YEAR

The fiscal year of this Corporation shall be the calendar year and begin on the first day of January of every year, except that the first fiscal year of this Corporation shall begin as of the date of incorporation. The fiscal year may be changed by the Board of Directors from time to time.

IN WITNESS WHEREOF, we have hereunto set our hands this
16th day of April 1984.

Kathy Williams
Kathy Williams

M. Virginia Novak
M. Virginia Novak

STATE OF ARIZONA)
) SS.
County of Maricopa)

On this 17 day of April 1984, before me, the under-
signed Notary Public, personally appeared KATHY WILLIAMS and M.
Virginia Novak known to me to be the persons whose names are sub-
scribed to the foregoing instrument, and acknowledged that the
executed the same for the purposes therein contained.

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

Erma C. Bakinski
Notary Public

My commission expires:
My Commission Expires Mar. 2, 1986