

Catalina

Point



CATALINA POINT HOMEOWNERS ASSOCIATION
EXPERT HOA MANAGEMENT LLC
8880 E. SPEEDWAY BLVD # 302
TUCSON, ARIZONA 85710
(520) 829-7120 FAX (520) 829-7122
experthoa@gmail.com
www.experthoa.com

March 13, 2017

Dear Catalina Point Homeowners Association,

I would like to say **“hello”** and inform you that as of April 1, 2017 the management of Catalina Point Homeowners Association is being handled by a professional management company, Expert HOA Management, LLC.

My name is Carmine Carriero Jr., CAAM, (Certified Arizona Association Manager) I am the owner of Expert HOA Management LLC, and I have over 15 years of experience in the Community Management field in both New York and Arizona. My company has a reputation for professionalism, competence and skilled community management.

I sit on the Board and we are members of the Arizona Association of Community Managers (AACM) and we are an A+ Accredited Business with the Better Business Bureau.

We were recognized in the prestigious Phoenix Business Journal in November 2016 “Book of Lists” for Top HOA Management Firms.

Beginning April 1, 2017 we will be your first point of contact for all association inquiries or problems. My staff and I are eager to help you solve any problems you may have.

If you currently mail your payment or use online bill pay, please make sure to change the address as it appears below.

Payee: CATALINA POINT HOA
Address: 8880 E SPEEDWAY BLVD STE 302
TUCSON, AZ 85710
Account: LAST NAME

If you have any questions please feel free to call my office at 520-829-7120, or email us (experthoa@gmail.com) we are available Monday through Friday 9AM to 4PM. After hours emergency calls are transferred to my cell phone.

Sincerely,



Carmine Carriero Jr. CAAM, owner
Expert HOA Management LLC

MAR 1 11 15 AM '04

ARTICLES OF INCORPORATION

FEB 23 10 42 AM '04

OF

D. L. Linnick
3-2-04

CATALINA POINT HOMEOWNERS' ASSOCIATION

D. L. Linnick
2-23-04

In compliance with the requirements of 10-1001, et seq., Arizona Revised Statutes, as amended, the undersigned, all of whom are of full age, have this date voluntarily associated themselves for the purpose of forming a nonprofit corporation, and do hereby certify:

ARTICLE I

NAME

The name of the corporation is Catalina Point Homeowners' Association.

ARTICLE II

DEFINED TERMS

Capitalized terms used in these Articles without definition shall have the meanings specified for such terms in the Declaration of Covenants, Conditions and Restrictions for Catalina Point recorded in Docket 9715, commencing at page 1947, records of Pima County, Arizona.

ARTICLE III

PRINCIPAL OFFICE

The principal office of the Association shall be located at 6339 E. Speedway, Suite 100, Tucson, Arizona 85710.

ARTICLE IV

STATUTORY AGENT

David Nathanson, whose address is 6339 E. Speedway Boulevard, Suite 100, Tucson, Arizona, 85710, and who has been a bona fide resident of the State of Arizona for more than three (3) years last past, is hereby appointed and designated as the initial statutory agent for the corporation.

ARTICLE V

PURPOSE OF THE ASSOCIATION

The object and purpose for which this Association is organized is to provide for the management, maintenance, and care of the Common Area and other property owned by the Association or property placed under its jurisdiction and to perform all duties and exercise all rights imposed on or granted to the Association by the Project Documents. In furtherance of, and in order to accomplish the foregoing object and purpose, the Association may transact any or all lawful business for which corporations may be incorporated under the laws of the State of Arizona, as they may be amended from time to time.

ARTICLE VI

CHARACTER OF BUSINESS

The character of the business which the Association intends to conduct in Arizona is to provide for the management, maintenance and care of the Common Area and to exercise and perform such other powers and duties as are imposed on or granted to the Association by the Project Documents.

ARTICLE VII

MEMBERSHIP AND VOTING RIGHTS

Membership in the Association shall be limited to Owners of Lots. Each Owner shall have such rights, privileges and votes in the Association as are set forth in the Project Documents.

ARTICLE VIII

BOARD OF DIRECTORS

The number of directors constituting the initial Board of Directors shall be three (3). The names and addresses of the initial directors of the Association who shall serve until the first annual meeting of the members or until their successors are elected and qualified are as follows:

<u>Name</u>	<u>Mailing Address</u>
Edward R. Castelhano	6339 E. Speedway Blvd. Suite 100 Tucson, AZ 85710

Richard H. Fink

6339 E. Speedway Blvd.
Suite 100
Tucson, AZ 85710

David Nathanson

6339 E. Speedway Blvd.
Suite 100
Tucson, AZ 85710

The Board shall adopt the initial Bylaws of the Association. The power to alter, amend or repeal the Bylaws is reserved to the Members except that the Board, without a vote of the members, may amend the Bylaws in order to conform the Bylaws to the requirements or guidelines of the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Federal Housing Administration, the Veterans Administration or any federal, state or local governmental agency whose approval of the Project, the Plat or the Project Documents is required by law or requested by the Declarant or the Association.

ARTICLE IX

OFFICERS

The following persons shall be the initial officers of the Association and shall hold the positions opposite their names until the first annual meeting of the Association and until their successors have been elected and qualified:

Richard H. Fink
Edward R. Castelhano
David Nathanson

President
Vice President
Secretary/Treasurer

ARTICLE X

LIMITATION OF LIABILITY OF DIRECTORS

The personal liability of a director of the Association to the Association or its members for monetary damages for breach of his fiduciary duties as a director is hereby eliminated to the extent permitted by the Arizona Nonprofit Corporation Act, as it may be amended from time to time.

ARTICLE XI

AMENDMENTS

These Articles may be amended by Members representing at least seventy-five percent (75%) of the total authorized votes entitled to be cast by Members of the Association; provided, however, that the Board, without a vote of Members, may amend these Articles in order to conform these Articles to the requirements or guidelines

of the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Federal Housing Administration, the Veterans Administration or any federal, state or local governmental agency whose approval of the Project, the Plat or the Project Documents is required by law or requested by the Declarant or the Association. So long as the Declarant owns any Lot, no amendment to these Articles shall be effective unless approved in writing by the Declarant.

ARTICLE XII

DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by owners representing not less than two-thirds (2/3) of the authorized votes in each class of membership. Upon 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 this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed or assigned to any nonprofit corporation, association, trust or other organization to be devoted to such similar purpose. So long as the Declarant owns any Lot, no dissolution of the Association shall be effective unless approved in writing by the Declarant.

ARTICLE XIII

DURATION

The corporation shall exist perpetually.

ARTICLE XIV

As long as there is a Class B membership in the Association, the following actions will require the prior approval of the Federal Housing Administration or the Veterans Administration: annexation of additional properties; mergers or consolidation, mortgaging of Common Area, dedication of Common Area, undertaking self-management of the Project or the Association and dissolution or amendment of these Articles of Incorporation.


ARTICLE XV

INCORPORATOR

The name and address of the incorporator of the Association is:

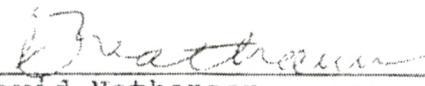
<u>Name</u>	<u>Address</u>
David Nathanson	6339 E. Speedway Blvd. Suite 100 Tucson, AZ 85710

Dated this 21ST day of February, 1994.



David Nathanson

The undersigned, having been designated to act as Statutory Agent, hereby consents to act in that capacity until removed or resignation is submitted in accordance with the Arizona Revised Statutes.



David Nathanson

ARIZONA CORPORATION COMMISSION
INCORPORATING DIVISION

Phoenix Address: 1200 West Washington
Phoenix, Arizona 85007

Tucson Address: 402 West Congress
Tucson, Arizona 85701

CERTIFICATE OF DISCLOSURE

A.R.S. Sections 10-128 & 10-1084

PLEASE SEE REVERSE SIDE

Catalina Point Homeowners' Associatio
EXACT CORPORATE NAME

CHECK APPROPRIATE BOX(ES) A or B
ANSWER "C"

THE UNDERSIGNED CERTIFY THAT:

- A. No persons serving either by elections or appointment as officers, directors, incorporators and persons controlling, or holding more than 10% of the issued and outstanding common shares or 10% of any other proprietary, beneficial or membership interest in the corporation:
1. Have been convicted of a felony involving a transaction in securities, consumer fraud or antitrust in any state or federal jurisdiction within the seven-year period immediately preceding the execution of this Certificate.
 2. Have been convicted of a felony, the essential elements of which consisted of fraud, misrepresentation, theft by false pretenses, or restraining the trade or monopoly in any state or federal jurisdiction within the seven-year period immediately preceding the execution of this Certificate.
 3. Have been or are subject to an injunction, judgment, decree or permanent order of any state or federal court entered within the seven-year period immediately preceding the execution of this Certificate where such injunction, judgment, decree or permanent order:
 - (a) Involved the violation of fraud or registration provisions of the securities laws of that jurisdiction; or
 - (b) Involved the violation of the consumer fraud laws of that jurisdiction; or
 - (c) Involved the violation of the antitrust or restraint of trade laws of that jurisdiction.

B. For any person or persons who have been or are subject to one or more of the statements in Items A.1 through A.3 above, the following information MUST be attached:

1. Full name and prior name(s) used
2. Full birth name.
3. Present home address
4. Prior addresses (for immediate preceding 7-year period).
5. Date and location of birth.
6. Social Security number.
7. The nature and description of each conviction or judicial action, date and location, the court and public agency involved and file or cause number of case.

STATEMENT OF BANKRUPTCY, RECEIVERSHIP OR REVOCATION

A.R.S. Sections 10-128.01 and 10-1083

C. Has any person serving (a) either by election or appointment as an officer, director, trustee or incorporator of the corporation or, (b) major stockholder possessing or controlling any proprietary, beneficial or membership interest in the corporation, served in any such capacity or held such interest in any corporation which has been placed in bankruptcy or receivership or had its charter revoked? YES _____ NO

IF YOUR ANSWER TO THE ABOVE QUESTION IS "YES", YOU MUST ATTACH THE FOLLOWING INFORMATION FOR EACH CORPORATION:

1. Name and address of the corporation
2. Full name, including alias and address of each person involved.
3. State(s) in which the corporation:
 - (a) Was incorporated.
 - (b) Has transacted business.
4. Dates of corporate operation.
5. A description of the bankruptcy, receivership or charter revocation, including the date, court or agency involved and the file or cause number of the case.

Under penalties of law, the undersigned incorporators/officers declare that we have examined this Certificate, including any attachments, and to the best of our knowledge and belief it is true, correct and complete.

State of Arizona)
County of Pima) ss

Subscribed, sworn to and acknowledged before me this
21st DAY of February, 19 94

Barbara J. Hennessey
NOTARY PUBLIC

My Commission expires: 9-14-96

BY [Signature] DATE 1/14/94
TITLE Treasurer
BY Edward R. Castellanos DATE 1-21-94
TITLE Vice President
FISCAL DATE: 12/31/94

