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AZ CORPORATION COMMISSION  
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MAY 20 2005

ARTICLES OF INCORPORATION  
OF

FILE NO. - 1003956A JACKRABBIT ESTATES HOMEOWNERS ASSOCIATION,  
an Arizona nonprofit corporation

The undersigned hereby voluntarily set forth the following statements for the purpose of forming a non-profit corporation under and pursuant to the laws of the State of Arizona, and for that purpose hereby adopt these Articles of Incorporation.

ARTICLE I  
NAME

The name of the corporation is Jackrabbit Estates Homeowners Association (the "Association").

ARTICLE II  
DURATION

The Association shall exist perpetually.

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ARTICLE III  
PURPOSE OF THE ASSOCIATION

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The object and purpose for which this Association is organized is to provide for the management, maintenance, operation, replacement and repair of the Common Area 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 nonprofit corporations may be incorporated under federal and state law.

ARTICLE IV  
CHARACTER OF BUSINESS

The character of the business which the Association intends to conduct in Arizona is to provide for the management, maintenance, operation, replacement and repair 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 V  
STATUTORY AGENT

Lewis F. ("Buddy") Satterfield, whose address is 8800 North Gainey Drive, Suite 350, Scottsdale, Arizona 85258 and who has been a bona fide resident of the State of Arizona for more than

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three (3) years last past, is hereby appointed and designated as the initial statutory agent for the Association.

**ARTICLE VI  
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>
Ken Peterson	8800 North Gainey Drive Suite 350 Scottsdale, AZ 85258
David Garcia	8800 North Gainey Drive Suite 350 Scottsdale, AZ 85258
Haidi Olachea	8800 North Gainey Drive Suite 350 Scottsdale, AZ 85258

**ARTICLE VII  
INCORPORATOR**

The name and address of the incorporator of the Association is Ken Peterson, 8800 North Gainey Drive, Suite 350, Scottsdale, AZ 85258.

**ARTICLE VIII  
LIMITATION ON LIABILITY OF DIRECTORS**

To the fullest extent allowable under federal and state law, no Director of the Association shall be personally liable to the Association or its members for monetary damages for breach of fiduciary duty as a Director, except liability for any of the following:

- (i) Any breach of the Director's duty of loyalty to the Association or its members;
- (ii) Acts or omissions which are not in good faith and which involve intentional misconduct or a knowing violation of law;
- (iii) A violation of state law prohibitions regarding issuance of shares of stock, payments of dividends, or distributions of income or profit;

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(iv) Any transaction from which the Director derived an improper personal benefit;

(v) A violation of state laws regarding transactions with the Director that are void or voidable because of conflicts of interest.

**ARTICLE IX**  
**KNOWN PLACE OF BUSINESS**

The known place of business of the Association shall be located at 8800 North Galaxy Drive Suite 350, Scottsdale Arizona 85258.

**ARTICLE X**  
**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. Every person or entity who is a record owner of any Lot is entitled to membership and voting rights in the Association. Membership is appurtenant to, and inseparable from, ownership of a Lot.

**ARTICLE XI**  
**BYLAWS**

The Board of Directors shall adopt the initial Bylaws of the Association. The power to alter, amend or repeal, the Bylaws is reserved to the Board of Directors so long as the Class B Membership exists in the Association and thereafter in 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.

**ARTICLE XII**  
**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 or until their successors have been elected and qualified:

Ken Peterson	-	President
David Garcia	-	Vice-President
Heidi Ofshea	-	Secretary/Treasurer

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**ARTICLE XIII  
DISSOLUTION**

The Association may be dissolved with the assent given in writing and signed by Owners representing not less two-thirds (2/3) of the authorized votes of each class of the Association membership and, so long as Declarant owns any Lot, the consent of Declarant. 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, as the Board of Directors shall determine. 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 as the Board of Directors shall determine.

**ARTICLE XIV  
AMENDMENTS**

These Articles may be amended only with the consent of Members owning not less than a majority of the total Lots and, so long as Declarant owns any Lot, the consent of Declarant.

**ARTICLE XV  
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 Jackrabbit Estates Homeowners Association. In the event of a conflict or inconsistency between these Articles and the Declaration, the provisions of the Declaration shall control.


Dated this 19<sup>th</sup> day of May, 2005

  
Ken Peterson

**STATUTORY AGENT CONSENT**

The undersigned, having been designated to act as Statutory Agent for Jackrabbit Estates Homeowners Association, hereby consents to act in that capacity until removed or resignation is submitted.

Date: May 19, 2005

  
Lewis F. (Buddy) Satterfield

06/20/06 MON 07:11 FAX

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05/19/2005 THU 10:52 FAX 802 254 5942 VAN WAGNER & HUBBARD LLP

0002/002

ARIZONA CORPORATION COMMISSION  
CORPORATIONS DIVISION

Phoenix Address: 1300 West Washington  
Phoenix, Arizona 85007-2529

Tucson Address: 400 West Congress  
Tucson, Arizona 85701-1347

NONPROFIT  
CERTIFICATE OF DISCLOSURE  
A.R.S. Section 10-3202.D.

*Jackrabbit Estates Homeowners Association*  
EXACT CORPORATE NAME

- A. Has any person serving either by election or appointment as officer, director, trustee, or incorporator in the corporation:
1. Been convicted of a felony involving a transaction in securities, consumer fraud or interest in any state or federal jurisdiction within the seven-year period immediately preceding the execution of this Certificate?
  2. Been convicted of a felony, the essential elements of which consisted of fraud, misrepresentation, theft by false pretenses, or receipt of trade or property in any state or federal jurisdiction within the seven-year period immediately preceding the execution of this Certificate?
  3. 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 wherein 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?

Yes  No

B. IF YES, 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 case number of case.

- C. Has any person serving either by election or appointment as an officer, director, trustee or incorporator of the corporation, served in any such capacity or held such position in any corporation which has been placed in bankruptcy or receivership or had its charter revoked, or administratively dissolved by any jurisdiction?

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 and the file or case number of the case.

D. The fiscal year end adopted by the corporation is December 31.

Under penalty of law, the undersigned incorporator/officer declares that we have examined this Certificate, including any attachments, and to the best of our knowledge and belief it is true, correct and complete, and hereby declares as full-set above. THE SIGNATURE(S) MUST BE DATED WITHIN THIRTY (30) DAYS OF THE EFFECTIVE DATE.

BY <u>[Signature]</u> DATE <u>5/22/05</u>	BY _____ DATE _____
TITLE <u>President</u>	TITLE _____
BY <u>[Signature]</u> DATE <u>6/16/05</u>	BY _____ DATE _____
TITLE <u>Secretary</u>	TITLE _____

DOMESTIC CORPORATIONS: ALL INCORPORATORS MUST SIGN THE INITIAL CERTIFICATE OF DISCLOSURE. (Note that for incorporators, please attach including signatures on a separate sheet of paper.)

If within thirty days, any person becomes an officer, director, or trustee and the person was not included in this disclosure, the corporation shall file an AMENDED certificate signed by all incorporators, or if officers have been elected, by a duly authorized officer.

FOREIGN CORPORATIONS: MUST BE SIGNED BY AT LEAST ONE DULY AUTHORIZED OFFICER OF THE CORPORATION.

CP# 0001 - Non-Profit  
Rev: 9/00