

**ARTICLES OF INCORPORATION**

**OF**

**SAN IGNACIO VISTAS, INC.**

**February 3, 1995**

Revised September 2005

**ARTICLES OF INCORPORATION  
OF  
SAN IGNACIO VISTAS, INC.**

**ARTICLE I**

**NAME AND PERPETUAL DURATION**

The name of the corporation is San Ignacio Vistas, Inc., hereafter called the "Corporation." The Corporation is a non-profit corporation under Arizona law, A.R.S. §10-1002, *et seq.* The period of duration shall be perpetual.

**ARTICLE II**

**OFFICE**

The principal office of the Corporation is located at 4185 Manolito Drive, Green Valley, Pima County, Arizona 85614.

**ARTICLE III**

**STATUTORY AGENT**

General Investment Company, whose address is 400 East Van Buren, One Arizona Center, Phoenix, Arizona 85004-0001, is the statutory agent of this Corporation.

**ARTICLE IV**

**PURPOSE AND POWERS OF THE CORPORATION**

This Corporation does not contemplate pecuniary gain or profit to the Members thereof, and the specific purposes for which it is formed are to promote the health, safety and welfare of its Members and to provide for architectural control of the subdivision in Pima County, Arizona, known as San Ignacio Vistas, and maintenance and preservation of certain Common Areas and other areas of responsibility of the Corporation. The subdivision is governed by the Declaration of Establishment of Covenants, Conditions, and Restrictions for San Ignacio Vistas (the "Declaration") recorded in the office of the Pima County Recorder, and any capitalized terms not otherwise defined herein shall have the meanings assigned to them by the Declaration.

The Corporation shall have the power to participate in mergers and consolidations with other corporations organized for the same purposes or annex additional residential property, streets, roadways or alleys. Except as provided in the Declaration, any merger, consolidation or annexation shall be approved by the holders of more than one-half (1/2) of the total votes, of those Members entitled to vote, voting in person or by proxy.

The Corporation shall not carry on any activities not permitted to be carried on by a homeowners association exempt from Federal Income Tax under Section 528 of the Internal Revenue Code of 1954 or the corresponding provisions of any future United States Revenue Law.

**ARTICLE V**

**MEMBERSHIP**

Membership shall be determined as provided in the Declaration. Each Owner of a Lot shall be entitled to membership, and membership shall be appurtenant to ownership.

**ARTICLE VI**

**VOTING RIGHTS**

As more fully set forth in the Declaration, no Member, other than Declarant, shall be entitled to vote on any matter until all of the Lots within San Ignacio Vistas have first been sold or conveyed to persons other than Declarant, or until such earlier time as Declarant has notified the Corporation, in writing, that Declarant has waived its exclusive voting rights. After the sale and conveyance of all Lots within San Ignacio Vistas to persons other than Declarant, or Declarant has notified the Corporation in writing, that Declarant has waived its exclusive voting rights (whichever occurs first), the Owner or Owners of each Lot shall be entitled to one (1) vote for each Lot owned.

**ARTICLE VII**

**INITIAL BUSINESS**

The character of business which the Corporation initially intends to actually conduct in this state is the operation of a homeowners association, and the Maintenance of such Common Areas and other properties as may be described in the Declaration as areas of responsibility of the Corporation.

**ARTICLE VIII**

**BOARD OF DIRECTORS**

The affairs of this Corporation shall be managed by a Board of Directors of not less than three (3) persons. The number and term of Board members shall be provided in the Bylaws of the Corporation. The names and addresses of the persons elected to serve as Directors until the next annual meeting of Members or until their successors are elected and qualified are:

Roger Giachetti P. O. Box 587 Green Valley, Arizona 85622	Carol M. Johnson P. O. Box 587 Green Valley, Arizona 85622
Stephen C. Powell P. O. Box 587 Green Valley, Arizona 85622	

**ARTICLE IX**

**ORIGINAL INCORPORATORS**

The original incorporators of this Association are:

Stephen C. Powell P. O. Box 587 Green Valley, Arizona 85622	Carol M. Johnson P. O. Box 587 Green Valley, Arizona 85622
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## **ARTICLE X**

### **ADDRESS OF CORPORATION**

The address of the Corporation's known place of business is 4185 Manolito Drive, Green Valley, Pima County, Arizona 85614.

## **ARTICLE XI**

### **DISSOLUTION**

The Corporation may be dissolved only in accordance with the provisions of the Declaration and in accordance with Arizona law. Any dissolution shall be approved in writing by the holders of not less than seventy-five (75%) percent of the total votes of Members entitled to vote and, upon dissolution, other than incident to a merger or consolidation, the assets shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Corporation was created. In the event that such dedication is refused acceptance, the assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust, or other organization to be devoted to such similar purposes.

## **ARTICLE XII**

### **LIMITATION OF DIRECTORS' LIABILITY**

The personal liability of the directors to the Corporation or its Members for monetary damage for breach of fiduciary duty is eliminated to the fullest extent permitted by applicable law. Neither this provision nor any other provision in these Articles shall eliminate or limit the liability of a director for any of the following:

- a. Any breach of any such person's duty of loyalty to the Corporation or its Members.
- b. Acts or omissions which are not in good faith or which involve intentional misconduct or a knowing violation of law.
- c. A violation of A.R.S. §10-1026 (issuance of shares of stock and distribution of income or profit to Members, directors or officers prohibited).
- d. Any transaction from which the director derived an improper personal benefit.
- e. A violation of A.R.S. §10-1097 (director conflicts of interest).

For purposes of this provision, "director" shall include trustees or persons who serve on a board or council of the Corporation in an advisory capacity.

## **ARTICLE XIII**

### **INDEMNIFICATION**

Pursuant to A.R.S. §10-1017.D, any person who serves as a director or who serves on a board or council in an advisory capacity to the Corporation or board of directors of the Corporation shall be immune from civil liability and shall not be subject to suit directly or by way of contribution for any act or omission resulting in damage or injury if such person was acting in good faith and within the scope of his official capacity, unless such damage or injury was caused by willful and wanton or grossly negligent conduct of such person, providing that such limitation of liability does not modify the duties or liabilities of a director or person serving in an advisory capacity to the Corporation or the Corporation's Members.

Every officer or director of the Corporation may be indemnified by the Corporation against all expenses, liabilities, and penalties, including counsel fees, reasonably incurred by or imposed upon him in connection with any proceeding to which he may be made a party or in which he may become involved by reason of any acts or omissions alleged to have been committed by him or acts within the scope of his employment as a director or officer of the Corporation, including any settlement thereof, provided that the board of directors determines that such person acted in good faith and did not act, fail to act, or refuse to act willfully with

gross negligence, with fraudulent or criminal intent in regard to the matter involved in the action or proceeding.

The Corporation shall have the power to purchase and maintain insurance on behalf of any person who is or was a director or officer of the Corporation or was serving at the request of the Corporation as a director or officer against any liability asserted against him and incurred by him in any such capacity or arising out of his status as such whether or not the Corporation would have had the power to indemnify him against such liability under this Article.

The right of indemnification herein above provided shall not be exclusive of any rights to which any director or officer of the Corporation may otherwise be entitled by law.

**ARTICLE XIV**

**AMENDMENT**

These Articles may be amended by an affirmative vote of at least three-fourths (3/4) of the total votes of the membership entitled to vote, voting in person or by proxy, but no amendment may conflict with the Declaration or affect any reserved rights of the Declarant, and amendments shall first be proposed by the Board of Directors to the extent required by law. Amendment of the Corporation Bylaws may be made by the Board of Directors of the Corporation, subject to amendment or repeal by a vote of nor less than three-fourths (3/4) of the total votes of the membership entitled to vote, voting in person or by proxy.


**ARTICLE XV**


**CONFLICTS**

In the case of any conflict between the terms hereof and the Declaration, the Declaration shall always control, and in the case of conflict with the Bylaws, these Articles of Incorporation shall control.

DATED: February 3, 1995.

INCORPORATORS:

  
\_\_\_\_\_  
Stephen C. Powell

  
\_\_\_\_\_  
Carol M. Johnson

STATEMENT OF CHANGE  
OF STATUTORY AGENT  
OF  
SAN IGNACIO VISTAS, INC.

The undersigned hereby submits the following statements:

1. The name of the company is San Ignacio Vistas, Inc.
2. The name and street address of the current statutory agent of the company is  
Tanis A Duncan, Attorney at Law, 548 E Speedway, Tucson, AZ 85705
3. The statutory agent is to be changed. The name and address of the new statutory agent is:


David A. McEvoy, Attorney  
4560 East Camp Lowell Drive  
Tucson, AZ 85712

DATED this 9<sup>th</sup> day of September 2005  
SAN IGNACIO VISTAS, INC.

By: \_\_\_\_\_  
Linda Gregory, President

**Acceptance of Appointment  
By Statutory Agent\*\***

The undersigned hereby acknowledges and accepts the appointment as statutory agent of the  
above-named corporation effective this 19th day of September, 2005.

Signature:   
Printed Name: David A. McEvoy

\*\* (required only if a new statutory agent is being appointed)

AR: 0009  
Rev: 1/2005