

# State of New Mexico



## Certificate of Filing

United States of America }  
State of New Mexico } ss.

It Is Hereby Certified that there was filed for record in the office of the State Corporation Commission of the State of New Mexico on the -----20th----- day of -----February, 1964-----

### CERTIFICATE OF INCORPORATION

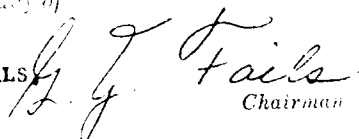
OF

THE PAJARITO ACRES HOME OWNERS ASSOCIATION

(50,688)

In Testimony Whereof, the State Corporation Commission of the State of New Mexico has caused this certificate to be signed by its Chairman and the seal of said Commission to be affixed at the City of Santa Fe on this -----20th----- day of -----February, 1964-----

Attest:   
BARNEY CRUZ, JR., Clerk

G. Y. FAILS   
Chairman

ARTICLES OF INCORPORATION OF  
THE PAJARITO ACRES HOME OWNERS ASSOCIATION

ARTICLE I  
PURPOSE OF THE CORPORATION

The undersigned have associated and do hereby associate themselves together for the purpose of forming a non-profit corporation under Chapter 51, Article 14, of the New Mexico Statutes, 1953 Annotation, the business and purpose of which corporation shall be:

(a) As the assignee, successor, grantee or agent of the Pajarito Acreage Development Association, Inc. to be responsible for and to carry out the responsibilities of the said Pajarito Acreage Development Association, Inc. pertaining to the enforcement of covenants and restrictions in deeds and of public record relating to a tract of land hereinafter referred to as Pajarito Acres and being bounded by Pajarito Canyon, State Route 4, Potrillo Canyon and White Rock Canyon of the Rio Grande.

(b) As the assignee, successor, grantee or agent of Pajarito Acreage Development Association, Inc. to collect a certain annual charge levied on each homesite as provided in said covenants for the maintenance of roads, paths, parks, and such other public purposes as shall from time to time be determined as necessary or desirable by the membership of this association.

(c) To acquire by purchase, gift or otherwise, real estate or other property necessary or desirable for the mutual benefit of the property owners of Pajarito Acres.

(d) As the duly designated agent and representative of the property owners of Pajarito Acres to enforce on their behalf, covenants and restrictions applicable to property in Pajarito Acres and running with the land and to represent its members in any matters affecting the interest of Pajarito Acres property owners when requested or authorized by the membership.

ARTICLE II  
NON PROFIT CHARACTER

This association shall be non-stock and no dividends or pecuniary profits incidentally or otherwise shall be declared to the members thereof.

ARTICLE III  
CORPORATE EXISTENCE

The period of duration of corporate existence will be one hundred (100) years unless sooner terminated as provided by law.

ARTICLE IV  
REGISTERED OFFICE

The office of this association is in Los Alamos County,  
State of New Mexico.

ARTICLE V  
MEMBERSHIP

1. Each homesite will provide one vote only, regardless of the number of persons associated with such homesite.
2. Persons eligible for membership shall be:
  - (a) Class A subscribers of the Pajarito Acreage Development Association, Inc. having paid all calls on their stock subscription;
  - (b) Persons owning a homesite in Pajarito Acres;
  - (c) Persons leasing a homesite in Pajarito Acres and having a proxy granted by the owner; and
  - (d) Persons having a contract of sale of a homesite in Pajarito Acres with the Pajarito Acreage Development Association, Inc., its successors, or assigns, or with the prior owner of such homesite.

ARTICLE VI  
THE INCORPORATORS

- |    |                     |                        |
|----|---------------------|------------------------|
| 1. | Glenn L. Carter     | Los Alamos, New Mexico |
| 2. | John W. Barnes      | Los Alamos, New Mexico |
| 3. | Clarence E. Lee     | Los Alamos, New Mexico |
| 4. | Fred W. Schonfeld   | Los Alamos, New Mexico |
| 5. | Philip E. Armstrong | Los Alamos, New Mexico |

ARTICLE VII  
DIRECTORS

There shall be at least four and not more than ten directors. The names and addresses of the present four directors who will hold office for thirty days from the date of filing with the State Corporation Commissioner or until the first meeting of the membership, whichever shall be first are:

<u>President</u>	
Clarence E. Lee	2175 35th Street Los Alamos, New Mexico
<u>Vice President</u>	
Philip E. Armstrong	3803-A Villa Los Alamos, New Mexico
<u>Secretary</u>	
Glenn L. Carter	2161-B 46th Street Los Alamos, New Mexico
<u>Treasurer</u>	
Fred W. Schonfeld	1295 41st Street Los Alamos, New Mexico

ARTICLE VIII  
OFFICERS

- a. The officers of the association shall be a president, a vice president, a secretary and a treasurer.
- b. Each officer shall perform such duties as usually are incident to the office to which he has been elected, and such other duties as may be imposed upon him by the board of directors or the membership of the association.
- c. Vacancy in any office shall be filled by election at any regular or special meeting of the association.
- d. The members of the board of directors and all officers shall be voting members of the association.

ARTICLE IX  
PROPERTY

- a. The association may hold and acquire title to real and personal property by purchase, deed, lease, gift, public dedication or otherwise, in its name and for its objects and purposes.
- b. Disbursement of funds shall be made by the treasurer on order of the board of directors, or pursuant to a resolution by the association.
- c. Title to property other than funds may be transferred by the president pursuant to a resolution by the association as provided in the by-laws.

ARTICLE X  
COMMITTEES

There shall be an architectural control committee and such other committees as the board of directors, or the association by resolution of its members shall determine from time to time to be necessary.

ARTICLE XI  
BY-LAWS

The association may adopt such by-laws as may be necessary for its government, and may amend or repeal the same as provided for therein.

ARTICLE XII

These articles may be amended at any regular or special meeting of the association by a two-thirds vote of the members present. Notice of the proposed amendment shall be given by

reading the text thereof at the preceding regular meeting and by including in the notice calling the meeting a statement that proposed constitutional amendments will be considered.

Philip E. Armstrong  
Philip E. Armstrong

John W. Barnes  
John W. Barnes

Glenn L. Carter  
Glenn L. Carter

Signed in the presence of

Clarence E. Lee  
Clarence E. Lee

Margaret V. Fuller  
Witness

Fred W. Schonfeld  
Fred W. Schonfeld

STATE OF NEW MEXICO }  
COUNTY OF LOS ALAMOS } ss.

On this 19th day of February, 1964, before me personally appeared Philip E. Armstrong, John W. Barnes, Glenn L. Carter, Clarence E. Lee, and Fred W. Schonfeld to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Margaret V. Fuller  
Notary Public

SEAL

My commissions expires: Apr. 19, 1966