

Articles of Incorporation of Wildwood Highlands Landowners' Association, Inc.

The undersigned acting as incorporators of a corporation under the New Mexico Non-profit Organization Act (53-8-1 to 53-8-99 NMSA, 1978), adopts the following Articles of Incorporation.

ARTICLE I

The name of the corporation is to be: Wildwood Highlands Landowners' Association, Inc., hereafter called the "Association".

ARTICLE II

The period of duration of the Association is perpetual.

ARTICLE III

The address of the Association's initial registered office is as follows:

Frontier Building, Highway 60, P.O. Box 304, Datil, New Mexico, 87821

The name of the initial registered agent is Ronald Goecks whose address is as follows:

Frontier Building, Highway 60, P. O. Box 304, Datil, New Mexico, 87821

ARTICLE IV

The purpose of the Association being organized is as follows:

To provide for the maintenance of the roads within and serving Wildwood Highlands, a Subdivision, located in Catron County, New Mexico, (hereafter called the Subdivision), to enforce the Declaration of Covenants, Conditions and Restrictions of the Subdivision, and to promote the health, safety, and welfare of the residents within the subdivision and any additions thereto as may hereafter be brought within the jurisdiction of this Association and for this purpose to:

a. exercise all of the powers and privileges to perform all of the duties and obligations of the Association as set forth in the Plat of Wildwood Highlands Subdivision, and the Declaration of Covenants, Conditions and Restrictions filed on said Subdivision.

b. fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the declaration; to pay all expenses incident to the conduct of the business of the Association, including all taxes or governmental charges levied or imposed against the property of the Association.

ARTICLE IV- cont'd

- c. acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, sublease, transfer, dedicate for public use or otherwise deal with real or personal property in connection with affairs of the Association.
- d. borrow money, and mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debt incurred.
- e. maintain roads to and within the Subdivision, to share in the cost of maintenance of common access roads with adjoining non-profit associations.
- f. participate in mergers and consolidations with other non-profit corporations organized for the same purpose in the manner provided by statute.
- g. have and to exercise any and all powers, rights and privileges which a corporation organized under the Non-profit Corporation Act of the State of New Mexico may now or hereafter have or exercise.
- h. The Association does not contemplate pecuniary gain or profit to the members.

ARTICLE V

Every owner of a Lot in the Subdivision shall be a Member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Lot or Parcel. The Association shall have one (1) class of voting membership. The Members shall all be owners and shall be entitled to one (1) vote for each Lot or Parcel owned. When more than one (1) person holds an interest in any Lot or Parcel, all such persons shall be exercised as they among themselves determine, but in no event shall more than one (1) vote be cast with respect to any Lot or Parcel. Each Member shall have such other rights, duties, and obligations as shall be set forth in these Articles, By Laws and rules of the Association, as may be amended from time to time.

ARTICLE VI

The affairs of this Association shall be managed by a Board of at least three (3) Directors, who need not be Members of the Association. The number of directors may be increased by amendment of the By Laws of the Association, but in no event shall the number be decreased below three (3).

The names and addresses of the persons who are to act in the capacity of Directors until the selection of their successors are:

Name:

David Wolfswinkel

Address:

4419 E. Main Street, Ste. #103
Mesa, Arizona 85205

Henry D. Wellborn

HC 62, Box 607,
Datil, New Mexico 87821

Nancy Wellborn

HC 62, Box 607,
Datil, New Mexico 87821

ARTICLE VII

Amendment of these Articles may be made by resolution of the Board of Directors and adopted by two thirds (2/3) vote of the Members of the Association as provided in the Non-profit Corporation Act.

ARTICLE VIII

The name and address of the Incorporator is as follows:

Henry D. Wellborn
HC 65, Box 607,
Datiul, New Mexico 87821

STATE OF NEW MEXICO, ss
CATRON COUNTY,
Instrument of writing was filed
April 15, 1996 at 2:03 o'clock
P.M., and duly recorded in Vol.
89 of misc on Page 48-750
Sharon Armijo
County Clerk
WM

In Witness Whereof, for the purpose of forming this corporation under the laws of the State of New Mexico, I, the undersigned, constituting the incorporator of this Association, have executed these Articles of Incorporation this 15 day of April, 1996.

Henry D. Wellborn
Henry D. Wellborn

State of New Mexico) ss
County of Catron)

On this 15th day of April, 1996, before me, the undersigned Notary Public, personally appeared Henry D. Wellborn, known to me to be the same person whose name is subscribed to the foregoing instrument, and he acknowledges that he executed the same for the purposes therein contained.

In Witness Whereof, I have hereunto set my hand and official seal.

Cynthia D Burgess
Notary Public

My commission expires: Aug 9, 1999