

HOMESTEAD LANDOWNERS' ASSOCIATION, INC.

Entity No. 1388255

RESTATED ARTICLES OF INCORPORATION

JULY 9, 2017

These restated Articles of Incorporation correctly set forth, without change, the corresponding provisions of the Articles of Incorporation, *as amended*, and these restated Articles supercede the original Articles of Incorporation and all previous amendments.

The undersigned citizens of the State of New Mexico, desiring to restate the Articles of Incorporation of the Homestead Landowners' Association Inc., a non-profit domestic corporation formed pursuant to New Mexico State Statutes, Chapter 53, Article 8, entitled Non-Profit Corporation Act (53-8-1 through 53-8-99 NMSA 1978), do hereby adopt the following Restated Articles of Incorporation, to wit:

Article I – Name

The name of the corporation is: Homestead Landowners' Association, Inc. (hereinafter referred to as the "Association").

Article II – Duration

The period of duration shall be perpetual.

Article III – Purposes

The purposes for which the Corporation is organized are as follows:

- A. For the transaction of any lawful business authorized and permitted by the Non-Profit Corporation Act, as adopted or hereafter amended, or any act substituted therefore;
- B. To provide for the maintenance of roads within and serving The Homestead ("Subdivision"), a duly approved and recorded Subdivision located in Catron County, New Mexico.

Article IV – Provisions

- A. The Association shall have one (1) class of membership. A person, or persons, shall gain membership automatically upon securing legal or equitable title to any lot or lots within the Subdivision. Membership shall be appurtenant to the land and any membership shall not be separated from the ownership of any lot. Each member shall be entitled to one vote for all issues of the Association for every one lot held by that member within the Subdivision, as reflected on the recorded Plat. When multiple owners hold legal or equitable title in any one singular lot within the Subdivision, the voting privilege shall be exercised as they among

themselves may determine. In no event shall more than one vote be cast with respect to any one singular lot.

Each member shall have such other rights, duties and obligations as shall be set forth in these Articles and in the Bylaws, as they now exist or are hereafter amended.

- B. The Board of Directors shall be three (3) to seven (7) in number and serve as the Board of Directors until the next annual meeting of the landowners or until their successors are elected and qualified.
- C. The Association shall make Bylaws as it may deem necessary for the management of the Association and make Rules & Regulations and/or Policies & Procedures as it may deem necessary for the preservation and use of any facility or asset under the control of the Association.
- D. The Association shall promote the health, safety and welfare of the residents within the Subdivision.
- E. The Association may acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, sublease, transfer, dedicate for public use or otherwise exercise any and all privileges of ownership over such real, or other, Association property as may be necessary or convenient for the conduct and operation of the business of the Association.
- F. The Association may acquire (by gift, purchase or otherwise), own, hold, sell and lease water and water rights, wells and structures connected therewith, and all easements and rights-of-way necessary or proper for the management and use of said waterworks;

To furnish, sell, lease, give and supply water to any or all lots located within the Subdivision, where feasible, for such use and in such manner and upon such terms as the Association may deem fit.

Upon approval by a majority of the Directors in office, these restated Articles of Incorporation are executed by the signed authorized officers of the Corporation:

(print name & Office)_____

(signature)_____ Date_____

(print name & Office)_____

(signature)_____ Date_____