

# State of California

OFFICE OF THE SECRETARY OF STATE

I, *MARCH FONG EU*, Secretary of State of the State of California, hereby certify:

That the annexed transcript has been compared with the record on file in this office, of which it purports to be a copy, and that same is full, true and correct.

*IN WITNESS WHEREOF*, I execute this certificate and affix the Great Seal of the State of California this

JUN 26 1979



*March Fong Eu*

Secretary of State

ARTICLES OF INCORPORATION

OF

PARK MEDITERRANIA

OWNERS ASSOCIATION

**ENDORSED  
FILED**  
In the office of the Secretary of State  
of the State of California  
**JUN 25 1979**  
MARCH FONG FU, Secretary of State  
By **BILL HOLDEN**  
Deputy

ARTICLE I

NAME

The name of the corporation, hereinafter called the "Association" is PARK MEDITERRANIA OWNERS ASSOCIATION.

ARTICLE II

PRINCIPAL OFFICE

The principal office for the transaction of the business of the Association is located in the County of San Bernardino, State of California.

ARTICLE III

ORGANIZATION

This Association is organized pursuant to the General Nonprofit Corporation Law of the State of California. This corporation does not contemplate pecuniary gain or profit to the members thereof, and it is organized for nonprofit purposes.

ARTICLE IV

PURPOSES AND POWERS OF THE ASSOCIATION

The purposes for which the Association is formed are:

(a) The specific and primary purposes for which it is formed are to provide for maintenance, preservation, and architectural control of the residential lots and common area within that certain tract of property described as lots 1 through 41, inclusive of Tract No. 10333 in the City of Colton, County of San Bernardino, State of California, as per Plat recorded in Book 142 of Maps, Pages 1, 2 and 3, Official Records of San Bernardino County.

(b) The general purposes are:

(1) To promote the health, safety, and welfare of the residents within the above-described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association for this purpose;

(2) To perform all of the duties and obligations of the Association as set forth in that certain Declaration of Covenants, Conditions and Restrictions, hereinafter called the "Declaration", applicable to the property and recorded or to be recorded in the Office of the Recorder for the County of San Bernardino, State of California.

(3) To 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 in connection therewith and all office and other

expenses incident to the conduct of the business of the Association, including all licenses, taxes, or governmental charges levied or imposed against the property of the Association;

(4) To acquire (by gift, purchase, or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use, or otherwise dispose of real or personal property in connection with the affairs of the Association;

(5) To borrow money, and only with the assent (by vote or written consent) of two-thirds (2/3) of members mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(6) To dedicate, sell, or transfer all of or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument has been signed by two-thirds (2/3) of all members, agreeing to such dedication, sale, or transfer;

(7) To participate in mergers and consolidations with other nonprofit corporations organized for the same purposes or annex additional residential property and Common Area, provided that any merger, consolidation, or such annexation shall have the assent by vote of two-

thirds (2/3) of all members or by the written consent of all of the members;

(8) To have and to exercise any and all powers, rights, and privileges which a corporation organized under the General Nonprofit Corporation Law of the State of California by law may now or hereafter have or exercise.

(c) Notwithstanding any of the above statements of purposes and powers, the Association shall not, except to an insubstantial degree, engage in any activities or exercise any powers that are not in furtherance of the primary purposes of the Association.

#### ARTICLE V

#### MEMBERSHIP

Every person or entity who is a record owner of a fee or undivided fee interest in any lot which is subject by covenants of record to assessment by the Association, including contract sellers, shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any lot which is subject to assessment by the Association.

#### ARTICLE VI

#### VOTING RIGHTS

The authorized number and qualifications of

members of the corporation, the different classes of membership, the property, voting and other rights and privileges of members, and their liability to dues and assessments and the method for collection thereof shall be as set forth in the by-laws.

ARTICLE VII

BOARD OF DIRECTORS

The affairs of this Association shall be managed by a six member Board of Directors, who need not be members of the Association. The number of directors may be changed by amendment of the By-Laws of the Association. The names and addresses of the persons who are to act in the capacity of directors until the selection of their successors are:

<u>NAME</u>	<u>ADDRESS</u>
STEVE YAHNIAN	9454 Wilshire Boulevard Beverly Hills, California 90212
CHERYL KLUDT	9454 Wilshire Boulevard Beverly Hills, California 90212
CATHERINE ANDERSON	9454 Wilshire Boulevard Beverly Hills, California 90212
ALISON CATHY FEFFER	9454 Wilshire Boulevard Beverly Hills, California 90212
JEFF OSSER	9454 Wilshire Boulevard Beverly Hills, California 90212
PENELOPE BIRD	9454 Wilshire Boulevard Beverly Hills, California 90212

ARTICLE VIII

LIMITATION ON CORPORATE ACTIVITIES

None of the activities of this Association shall consist of the carrying on of propaganda, or otherwise attempting, to influence legislation, nor shall this Association participate in, or intervene in (including the publishing or distributing of statements), any political campaign on behalf of any candidate for public office.

ARTICLE IX

GAINS, PROFITS, DISTRIBUTIONS

The property of this Association is irrevocably dedicated to nonprofit purposes and no part of the net income or assets of this organization shall ever inure to the benefit of any director, officer, or member thereof or to the benefit of any private persons. Upon the dissolution or winding up of the Association, its assets remaining after payment or provision for payment of all its debts and liabilities, shall be distributed to a nonprofit fund, foundation, or corporation which is organized and operated exclusively for charitable purposes and which has established its tax exempt status under Section 501(c)(3) of the Internal Revenue Code.

If this Association holds any assets in trust, or the Association is formed for nonprofit purposes, such assets shall be disposed of in such manner as may be directed by decree of the superior court of the county in

which the Association has its principal office, upon petition therefor by the Attorney General or by any person concerned in the liquidation, in a proceeding to which the Attorney General is a party.

ARTICLE X

AMENDMENTS

Amendment of these Articles shall require the assent (by vote or written consent) of members representing at least a bare majority of the votes of members other than the subdivider (declarant).

IN WITNESS WHEREOF, for the purpose of forming this Association under the laws of the State of California, we, the undersigned, constituting the incorporators of this Association, have executed these Articles of Incorporation this 19th day of June, 1979.

Steve Yahnian  
Incorporator

Charles Kludt  
Incorporator

Catherine Anderson  
Incorporator

Adrian Cathy Feyer  
Incorporator

Jeffrey Osher  
Incorporator


Stephen S. Bird  
Incorporator



State of California )  
 )  
County of Los Angeles ) ss

On this 19th day of June, 1979, before me, the undersigned, a Notary Public in and for the County of Los Angeles, State of California, personally appeared STEVE YAHNIAN, CHERYL KLUDT, CATHERINE ANDERSON, ALISON CATHY FEFFER, JEFF OSSER and PENELOPE BIRD, known to me to be the persons whose names are subscribed to the foregoing Articles of Incorporation of PARK MEDITERRANIA, and acknowledged that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on the day and year first above written.

  
Notary Public

