

# State of California

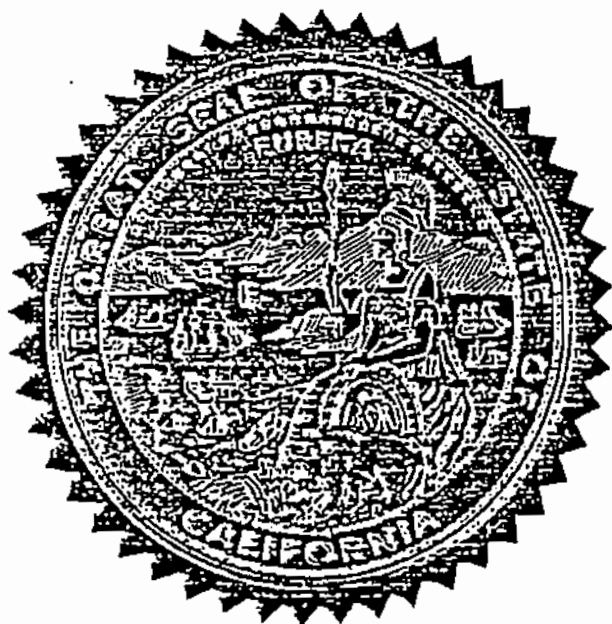
OFFICE OF THE SECRETARY OF STATE

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

APR 21 1977



*March Fong Eu*

Secretary of State

ARTICLES OF INCORPORATION  
OF  
SANTA MARGARITA RANCHOS  
PROPERTY OWNERS ASSOCIATION

ENDORSED  
FILED  
In the office of the Secretary of State  
of the State of California  
APR 21 1977  
MARCI TONG EU, Secretary of State  
Colleen R. Petersen  
Deputy

FIRST: The name of this Corporation shall be:  
SANTA MARGARITA RANCHOS PROPERTY OWNERS ASSOCIATION.

SECOND: The purposes for which this Corporation is  
formed are:

(a) The specific and primary purposes are  
to maintain roads, adjoining slope easements, bridle paths and  
the architectural integrity within the real property area owned  
by the members.

(b) The general purposes for which this  
Corporation is formed is for the efficient preservation of the  
value, desirability and attractiveness of the real property area  
owned by members.

(c) This Corporation shall have and exercise  
all rights and powers conferred on Corporations under the laws of  
the State of California, provided, however, that this Corporation  
is not empowered to engage in any activity which in itself is  
not in furtherance of its purposes as set forth in sub paragraphs  
(a) and (b) of this Article Second.

(d) No part of the net earnings, properties  
or assets of this Corporation shall enure to the benefit of any  
private member.

(e) The Corporation may fix, establish or levy and collect from its members, dues, fees, charges and assessments and enforce any lien which may be provided to secure the payment thereof.

(f) The Corporation shall not:

(1) Advocate the election or defeat of any candidate for public office.

(2) Participate or intervene directly or indirectly in any political campaign.

(3) Advocate the adoption or rejection of any legislation save incidentally, if such may affect its overall purposes.

(4) Discriminate in its activities among individuals, organizations, institutions, firms, associations or corporations on the basis of sex, race, religion, region or country of national origin.

(5) Encourage, support nor aid in any way individuals, corporations, organizations or institutions that discriminate in their activities on the basis of sex, race, religion, region or country of national origin.

THIRD: This Corporation is organized pursuant to the General Nonprofit Corporation Law of the State of California.

FOURTH: The commencement of this Corporation shall

be the day these Articles are filed and recorded, and this Corporation shall have perpetual existence under the laws of the State of California.

FIFTH: The County in the State where the principal office for the transaction of business of this Corporation is located is the County of Riverside, State of California.

SIXTH: The Corporation formed hereby shall have no capital stock and shall be composed of members rather than shareholders. All property owners of Parcels 1 through 157, inclusive, of Parcel Map 6835 in the County of Riverside, State of California, as per Map filed in Book 29, Pages 27 through 41, inclusive, of Parcel Maps, in the Office of the County Recorder of said County, which are subject to assessment pursuant to the Declaration of Covenants, Conditions and Restrictions, recorded on April 20, 1977, as Instrument Number 67779, Official Records of Riverside County, California, shall be voting members of this Association, so long as they are in good standing as set forth in the Bylaws.

SEVENTH: The affairs of the Corporation shall be conducted by a Board of Directors and such officers as the Directors and voting members may, from time to time, elect to appoint. The number of Directors shall be not less than five nor more than eight. The Directors shall be elected by the

members entitled to vote at the annual meeting of the Corporation to be held as set forth in the Declaration. Directors need not be voting members. They shall hold office for such terms and shall be elected in such manner as shall be designated in the Bylaws. Until the first meeting of the members and until their successors have been elected and have qualified, the following persons shall constitute the Board of Directors:

<u>NAME</u>	<u>ADDRESS</u>
JON A. LUNDIN	Post Office Box 755 Temecula, California 92390
WILLIAM X. NORTON III	Post Office Box 755 Temecula, California 92390
JEFFREY L. MINKLER	Post Office Box 755 Temecula, California 92390
RICHARD G. SIM	Post Office Box 755 Temecula, California 92390
RICHARD HALDERMAN	Post Office Box 755 Temecula, California 92390

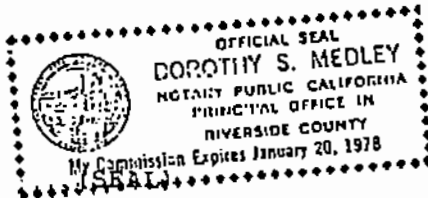
EIGHTH: The Bylaws of this Corporation may be adopted by the Board of Directors named in the Articles of Incorporation and may thereafter be amended or repealed by the means provided in the Bylaws.

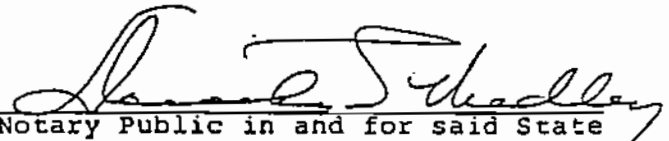
NINTH: In the event of the dissolution of the Corporation for any reason, the assets of the Corporation, after paying or adequately providing for the debts and obligations of the Corporation, shall be distributed to any appropriate public agency to be used for purposes similar to those for which the Association was created. In the event such distribution is refused acceptance, or upon the vote or written consent of a majority of the members of the Association, such assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust or other organization organized and operated for similar purposes.

STATE OF CALIFORNIA        )  
                                  ) ss  
COUNTY OF RIVERSIDE        )

On April 20, 1977, before me, the undersigned,  
a Notary Public in and for said State, personally appeared  
JON A. LUNDIN, WILLIAM X. NORTON III, JEFFREY L. MINKLER,  
RICHARD G. SIM AND RICHARD HALDERMAN, known to me to be the  
persons whose names are subscribed to the within ARTICLES OF  
INCORPORATION of SANTA MARGARITA RANCHOS PROPERTY OWNERS  
ASSOCIATION and acknowledged to me that they executed the same.

WITNESS my hand and official seal.

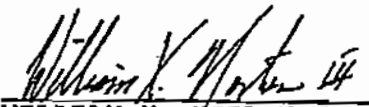



  
Notary Public in and for said State  
Dorothy S. Medley

TENTH: The Articles of Incorporation of this Corporation can be amended by fifty-one percent (51%) of the members. No amendments can be made without the approving vote of at least fifty-one percent (51%) of the voting membership other than the subdivider. In the event any term or provision of the Bylaws may conflict with these Articles of Incorporation, then these Articles of Incorporation shall govern.

IN WITNESS WHEREOF, we hereto affix our signatures  
this 19th day of April, 1977.

  
JON A. LUNDIN

  
WILLIAM X. MORTON III

  
JEFFREY L. MINKLER

  
RICHARD G. SIM

  
RICHARD HALDERMAN