

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



March Fong Eu

Secretary of State

959418

ENDORSED
FILED
In the office of the Secretary of State
of the State of California
DEC 10 1979
MARCH FONG EU, Secretary of State
Gloria J. Carroll
Deputy

ARTICLES OF INCORPORATION
OF
EL DORADO ESTATES HOMEOWNERS ASSOCIATION

I

The name of this corporation ("Association" herein) shall be EL DORADO ESTATES HOMEOWNERS ASSOCIATION.

II

The purposes for which the Association is formed are:

(a) The specific and primary purposes are to bring about civic betterments and social improvements by providing for the preservation of the architecture and appearance of a planned residential development known as "EL DORADO ESTATES" ("Properties"), located in the County of Kern, State of California, more particularly described as:

Parcels 1, 2 and 3 of Parcel Map No. 5044, as per Map recorded April 6, 1979, in Book 22, Page 127, of Parcel Maps; Parcels 2, 3 and 4 of Parcel Map No. 4655, as per Map recorded June 16, 1978, in Book 21, Page 9, of Parcel Maps; Parcels 2, 3 and 4 of Parcel Map No. 3866, as per Map recorded July 5, 1977, in Book 18, Page 163, of Parcel Maps; Parcels 1, 2, 3 and 4 of Parcel Map No. 4968, as per Map recorded January 23, 1979, in Book 22, Page 56, of Parcel Maps; Parcels 2 and 4 of Parcel Map No. 3865, as per Map recorded July 5, 1977, in Book 18, Page 162, of Parcel Maps; and Parcels 1 and 2 of Parcel Map No. 4969, as per Map recorded January 23, 1979, in Book 22, Page 57, of Parcel Maps; all recorded in the Office of the Kern County Recorder, State of California;

and by owning, operating and maintaining certain Common Area properties and facilities for the use of all residents in the entire Properties, together with any real property which may be annexed thereto, in accordance with the provisions of the Declaration described below.

(b) The general purposes and powers are:

1. To promote the common good, health, safety and general welfare of all of the residents within the Properties.

2. To exercise all of the powers and privileges and to perform all of the duties and obligations of the Association arising from the Declaration of Covenants, Conditions and Restrictions and Reservation of Easements applicable

to the Properties ("Declaration"), as amended from time to time and recorded or to be recorded in the Office of the Recorder, Kern County, California.

3. To enforce applicable provisions of the Declaration, By-Laws, and any other instruments for the management and control of the Properties; to fix, levy, collect and enforce payment of, by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to contract for and pay all expenses in connection with the maintenance, gardening, utilities, materials, supplies and services relating to the Common Area (as defined in the Declaration) and facilities; to employ personnel reasonably necessary for administration and control of all of the Properties, including lawyers and accountants where appropriate; and to pay all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes and special assessments which are or would become a lien on any portion of the Properties.

4. To have and to exercise any and all powers, rights and privileges, including delegation of powers as permitted by law, which a corporation organized under the General Nonprofit Corporation Law of the State of California by law may now or hereafter have or exercise.

5. To act in the capacity of principal, agent, joint venturer, partner or otherwise.

The foregoing statements of purposes shall be construed as a statement both of purposes and of powers; and purposes and powers in each clause shall not be limited or restricted by reference to or inference from the terms or provisions of any other clause, but shall be broadly construed as independent purposes and powers. 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 pri-

mary purposes of the Association.

III

The Association is organized pursuant to the General Nonprofit Corporation Law of the State of California.

IV

The County in this State where the principal office for the transaction of the business of the Association is located is the County of Kern.

V

The authorized number and qualifications of Members of the Association, the different classes of membership, if any, the property, voting and other rights and privileges of Members, and their liability for dues and assessments and the method of collection thereof shall be as set forth in the By-Laws and the Declaration.

VI

The authorized number of Directors of the Association shall be three (3), and said number may be changed by a duly adopted amendment to the By-Laws of the Association; except that in no event may the authorized number of Directors be less than the minimum number prescribed by California Law.

The names and addresses of the persons who are appointed to act as the first Directors of the Association, and to continue to act as such Directors until the election and qualification of their successors, are as follows:

<u>Name</u>	<u>Address</u>
Dan Moreland	217 Mt. Vernon Avenue Suite 1 Bakersfield, Cal. 93307
Terry Moreland	217 Mt. Vernon Avenue Suite 1 Bakersfield, Cal. 93307
Rita Moreland	217 Mt. Vernon Avenue Suite 1 Bakersfield, Cal. 93307

VII

Amendment of these Articles of Incorporation shall require the vote or written consent of at least fifty-one percent (51%) of the voting power of the Association.

VIII

The Association is one which does not contemplate pecuniary gain or profit to the Members thereof, and it is organized solely for nonprofit purposes. Upon the dissolution of the Association incident to the abandonment or termination of the Properties, after paying or adequately providing for the debts and obligations of the Association, the remaining assets shall be distributed to the Members in accordance with their respective rights therein. Upon dissolution or reorganization of the Association incident to the continued operation of the Properties, the assets shall be distributed, granted, conveyed and assigned to a nonprofit fund, trust, corporation or other organization which is organized and operated for similar purposes. If the Association holds any assets in trust, 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's principal office is located, upon petition therefor by the Attorney General, or by any person concerned in the liquidation.

IN WITNESS WHEREOF, the undersigned, constituting the incorporators of this Association, have executed these Articles of Incorporation on Nov 30, 1979.


DAN MORELAND

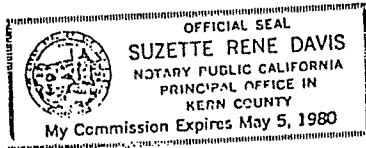

TERRY MORELAND


RITA MORELAND

STATE OF CALIFORNIA)
) ss.
COUNTY OF KERN)

On 30TH OF NOV, 1979, before me, the undersigned, a Notary Public in and for said State, personally appeared DAN MORELAND, known to me to be the person whose name is subscribed to the within Articles of Incorporation, and acknowledged to me that he executed the same.

WITNESS my hand and official seal.

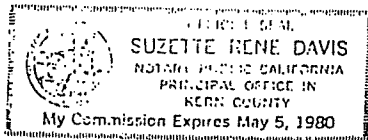


Suzette Rene Davis
Notary Public in and for said State

STATE OF CALIFORNIA)
) ss.
COUNTY OF KERN)

On 30TH OF NOV, 1979, before me, the undersigned, a Notary Public in and for said State, personally appeared TERRY MORELAND, known to me to be the person whose name is subscribed to the within Articles of Incorporation, and acknowledged to me that he executed the same.

WITNESS my hand and official seal.

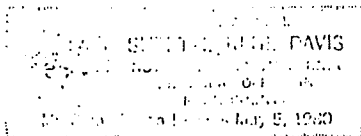


Suzette Rene Davis
Notary Public in and for said State

STATE OF CALIFORNIA)
) ss.
COUNTY OF KERN)

On 30TH OF NOV, 1979, before me, the undersigned, a Notary Public in and for said State, personally appeared RITA MORELAND, known to me to be the person whose name is subscribed to the within Articles of Incorporation, and acknowledged to me that she executed the same.

WITNESS my hand and official seal.



Suzette Rene Davis
Notary Public in and for said State