

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

FEB 11 1980



*March Fong Eu*

Secretary of State

951798  
ENDORSED  
FILED  
In the office of the Secretary of State  
of the State of California  
FEB 1 1980  
MARCH FONG EU, Secretary of State  
By BILL HOLDEN  
Deputy

ARTICLES OF INCORPORATION  
PARK VILLAS NORTH CONDOMINIUM ASSOCIATION, INC.  
A CALIFORNIA NON-PROFIT MUTUAL BENEFIT CORPORATION

I

The name of this corporation is PARK VILLAS NORTH CONDOMINIUM ASSOCIATION, INC., ("Association" hereinafter).

II

This corporation is a non-profit mutual benefit corporation organized under the Non-Profit Mutual Benefit Corporation Law of the State of California. The purpose of this corporation is to engage in any lawful act or activity for which a corporation may be organized under such law.

The specific purposes for which the corporation is formed are to form a residential real estate management association and to provide for the acquisition, construction, management, maintenance and care of real and personal property held by the Association or commonly held by members of the Association, or located in the project and owned by members of the Association, and otherwise to act and be operated as a "homeowners association," as defined in Section 528 of the Internal Revenue Code of 1954, as amended and California Revenue and Taxation Code Section 23701c, as amended.

Subject to the provisions of the recorded or to-be-recorded Declaration of Covenants, Conditions and Restrictions applicable to the project ("Declaration"), the general purposes and powers of the Association are:

1. To promote the health, safety and welfare of the residents within the property;
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;
3. To fix, levy, collect and enforce payment, by any lawful means, all charges or assessments under the terms of the Declaration and to pay all expenses incident to such actions and all office and other expenses incident to the conduct of the business of the Association, including all expenses, taxes and governmental charges levied against the property of the Association;

4. To borrow money, mortgage, pledge, deed in trust or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

5. To have and to exercise any and all powers, rights and privileges that a corporation organized under the Non-Profit Mutual Benefit Corporation Law of the State of California, is legally entitled to exercise; and

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

The foregoing statement of purposes shall be construed as a statement of both purposes and powers, and purposes and powers in each clause shall, in no way 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.

However, the Association shall not, except to a nominal necessary degree, engage in any activities or exercise any powers that are not in furtherance of the primary purposes of the Association.

### III

The principal office for the transaction of the business of the Association is in San Diego County.

### IV

No part of the net earnings of the Association shall inure to the benefit of any private individual (except through acquiring, constructing or providing management, maintenance and care of property held by the Association, or commonly held by the members of the Association, or located in the project and owned by members of the Association, or through rebates of excess membership dues, fees or assessments).

### V

The authorized number and qualifications of members of the Association, the different classes of members, if any, the voting and other rights and privileges of members, their liability for assessments and the method of collecting them shall be controlled by the By-Laws.


VI

Amendment of these Articles of Incorporation shall require at least a bare majority of the voting power of the Association and at least a bare majority of the votes of members, other than Declarant of the Declaration.


VII

The name and address in the State of California of this corporation's initial agent for service of process is:  
Ken G. Wilson  
11908 Ventura Boulevard  
Suite 200  
Studio City, California 91604

Dated: 1-25-50

  
\_\_\_\_\_  
Ken G. Wilson

I hereby declare that I am the person who executed the foregoing Articles of Incorporation, which execution is my act and deed.

  
\_\_\_\_\_  
Ken G. Wilson