

CONSTITUTION OF HIGH MEADOW TERRACE
COMMUNITY ASSOCIATION

By this Constitution, adopted by CARMEL LAND COMPANY, a California corporation, there is hereby formed a non-profit unincorporated* association.

ARTICLE I

The name of the association is HIGH MEADOW TERRACE COMMUNITY ASSOCIATION, an unincorporated* non-profit association.

ARTICLE II

The association's primary purpose is to act as an agent for the unit owners of the HIGH MEADOW TERRACE. In carrying out its primary purpose, the association will be called upon to do the following:

A. To operate the common areas and community facilities of the planned unit real estate development and to provide services for the residents of said real estate development at cost.

B. To enforce restrictions upon the use and occupancy of the real estate development and to take all other actions allowed or permitted in a certain Declaration of Protective Restrictions recorded in the County of Monterey and incorporated into the deed

* See Articles of Incorporation 6/2/80

to each unit in said real estate development.

C. To lease, encumber and in other respects deal with as an owner the common areas and community facilities of the real estate development subject to the limitations and conditions set forth in the Declaration of Protective Restrictions.

D. To buy and sell units in the real estate development under the circumstances set forth in the Declaration of Protective Restrictions.

E. To act as a partner or joint venturer or any legal capacity in any transaction.

F. To have and exercise all the rights and powers from time to time granted to an unincorporated non-profit corporation by law.

The above clauses shall not be limited by reference to or inference from one another, but each clause shall be construed as a separate statement.

ARTICLE III

This association is organized pursuant to Title III, Part I of the California Corporations Code pertaining to non-profit unincorporated* associations.

ARTICLE IV

The county in the State of California where the principal office for the transaction of business is to be located is the County of Monterey.

* Incorporated 6/2/80.

ARTICLE V

The number of Directors in the association is three (3).*
The names and addresses of the persons appointed to act as the
first Directors are:

1. W. L. Hudson, Post Office Box 1111,
Monterey, California 93940;
2. Jack Martin, Post Office Box C,
Carmel, California 93921;
3. Peter Bartowick, Jr., No. 1, Carmel Center,
Carmel, California 93921.

ARTICLE VI

The authorized number and qualifications of the members
of the association and the different classes of members, if any,
and the voting and other rights and privileges of members, and
their liability for dues and assessments and the method for col-
lection thereof, shall be as set forth in the By-Laws.

ARTICLE VII

The association shall issue no stock and shall not be
operated for profit. No part of the activities of the association
shall consist of carrying on propaganda or attempting to influence
legislation. No part of the assets, earnings or receipts of this
association shall be used outside the State of California, nor
shall any part of said assets, earnings or receipts accrue to the
benefit of any member, officer, or trustee of this association.
Upon dissolution of this association, or partial or entire liqui-

* See Amendment to Bylaws 11/13/84

dation of its assets, all assets of this association shall go and be distributed to an organization or association, fund or foundation organized and operated exclusively for charitable and religious purposes, and which organization is recognized as a tax exempt non-profit corporation by the United States Internal Revenue Service; and it is expressly provided that no part of the property of this association shall be distributed to any member, director, or officer of this association, or to any individual or corporation except as above provided.

DATED: 2-5 - , 1974.

CARMEL LAND COMPANY

By W H Kuskow
President

ATTEST:

Thomas Bastwick
Secretary