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Name Helen Gehringer

Date 12-29-06

6 pages

# HOA Articles of Incorporation

**If this document contains any restriction based on race, color, religion, sex, familial status, marital status, disability, national origin, or ancestry, that restriction violates State and Federal Fair Housing Laws and is void. Any person holding an interest in this property may request that the county recorder remove the restrictive covenant language pursuant to subdivision (c) of Section 12956.1 of the Government Code.**

State  
of  
California

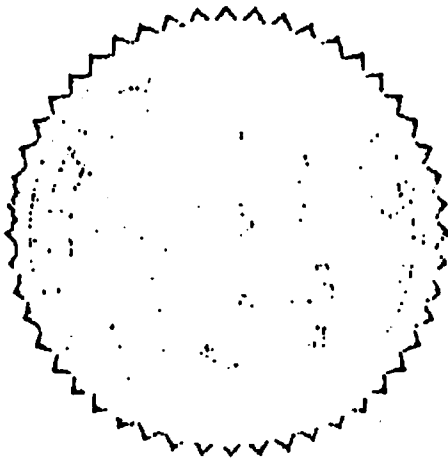
OFFICE OF THE SECRETARY OF STATE

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

OCT 16 1978 \_\_\_\_\_



*March Fong Eu*

Secretary of State

899887

ENDORSED  
FILED  
In the office of the Secretary of State  
of the State of California  
OCT 6 1978  
MAGGIE LU, Secretary of State  
Gloria J. Carroll  
Deputy

ARTICLES OF INCORPORATION  
OF

THE RAMONA COURT COMMUNITY ASSOCIATION,  
a Non-profit Corporation

ARTICLE I

The name of the corporation (hereinafter called the "Association")  
is THE RAMONA COURT COMMUNITY ASSOCIATION.

ARTICLE II

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

ARTICLE III

This Association is organized pursuant to the General Nonprofit  
Corporation Law.

ARTICLE IV

This Association acts as agent for the unit owners of  
RAMONA COURT. This Association does not contemplate pecuniary gain  
or profit to the members thereof.

The purposes for which this corporation is formed are:

- A. The specific and primary purposes are to provide for  
management, maintenance, preservation and architectural control  
of the residence units and common areas within that certain tract  
of property described as  
RAMONA COURT, and to promote the health, safety and welfare of the  
residents in the above described property and any additions thereto  
as may hereafter be brought within the jurisdiction of this  
Association for this purpose.
- B. To impose restrictions on the use and occupancy of the  
units owned by its respective members and to take all other actions  
permitted by THE RAMONA COURT DECLARATION OF PROTECTIVE RESTRICTIONS

recorded in the County of Monterey, and incorporated into the condominium deed for each unit.

C. To lease, encumber, and otherwise deal with, as owner, the common areas and community facilities of KOMONA COURT subject to the conditions set forth in the Declaration of Protective Restrictions.

D. To have and to exercise all rights and powers granted to all non-profit corporations.

#### ARTICLE V

The number, qualification, selection and powers and duties of directors of the Association are set forth in the Association's Bylaws and the Declaration of Protective Restrictions.

#### ARTICLE VI

The qualifications of members of the Association and the different classes of members, if any, the voting and other rights and privileges of members, and their liability for dues and assessments and the method for collection thereof are set forth in the Declaration of Protective Restrictions and the Association's Bylaws.

#### 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 liquidation 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 or religious purposes, and which organization is recognized as a tax exempt nonprofit corporation by the United States 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. Subject to the above limitations, decision as to the dissolution or liquidation of the Association and as to the recipient of its assets shall be made by majority vote of the Association's members.

ARTICLE VIII


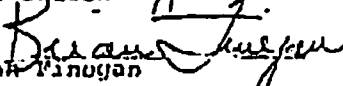

The names and addresses of the persons who are to act in the capacity of directors until the selection of their successors are:

NAME	ADDRESS
CARL OUTZEN	Post Office Box 1915 Monterey, California 93940
BRIAN FINEGAN	333 Salinas Street Salinas, California 93901
PHYLLIS M. LANE	333 Salinas Street Salinas, California 93901

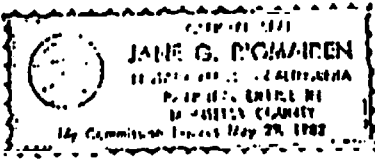
ARTICLE IX

Any amendment of these Articles requires the approval of not less than 51% of the voting power of the corporation, which shall also include not less than 51% of the voting power of the corporation vested in members other than the developer.

IN WITNESS WHEREOF, the undersigned, being the persons hereinabove named as the first directors, have executed these Articles of Incorporation this 21st day of August, 1978.

  
Carl Outzen  
  
Brian Finegan  
  
Phyllis M. Lane

County of MONTEREY  
On this 21st day of August



in the year one thousand nine hundred and eighty-eight  
before me, the undersigned  
Notary Public in and for the County of Monterey, State of California, residing therein,  
duly commissioned and sworn, personally appeared Carl Outzen  
Brian Finagan and Phyllis Luno  
known to me to be the person S. whose name S. etc. subscribed to the within instru-  
ment, and acknowledged to me that S. he Y. executed the same.  
IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal  
in the County of MONTEREY the day and year in this  
certificate first above written.

*Jane G. McMainen*  
Notary Public in and for the County of Monterey, State of California.  
My Commission Expires May 29, 1982

(Subscribing General)  
ATTORNEYS FURNISH SUPPLY FORM NO. 6