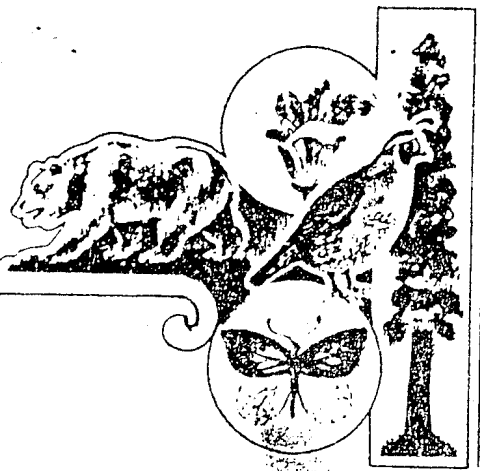


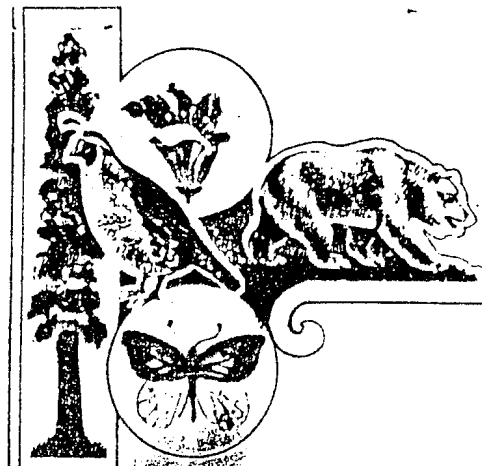
Articles  
of  
Incorporation

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

JAN 8 - 1979



*March Fong Eu*

Secretary of State

ARTICLES OF INCORPORATION

OF

RAMONA VILLAS HOMEOWNERS' ASSOCIATION

907201

ENDORSED  
FILED

In the office of the Secretary of State  
of the State of California

JAN 8 1979

MARCH FUNG EU, Secretary of State

Kathleen P. Gutierrez  
Deputy

KNOW ALL MEN BY THESE PRESENTS:

That we, the undersigned, have this day associated ourselves together for the purpose of forming a non-profit corporation under the laws of the State of California.

AND THAT WE HEREBY CERTIFY:

FIRST: The corporation hereby formed, is formed pursuant to and under the provisions of Part 1 of Division 2, Title 1, of the Corporations Code.

SECOND: That the name of the corporation is:

RAMONA VILLAS HOMEOWNERS' ASSOCIATION

THIRD: That the specific and primary purposes for which the corporation is formed is to provide for management, maintenance, preservation and control of all of that certain parcel of real property located in the City of Palm Springs, County of Riverside, State of California, more particularly described as Lot 1 (one), Tract 12674.

In addition to the primary purposes, the corporation shall have the following general purposes or powers:

(1) To exercise all of the powers and privileges, to enforce all provisions and perform all of the duties and obligations of the corporation as set forth in any Declaration of Covenants, Conditions, Restrictions and Easements (hereinafter called "Restrictions") applicable to all or a portion of the property therein referred to which are now or may hereafter be recorded in the Office of the Recorder of the County of Riverside, California, including without limitation the adoption of rules & regulations

(2) To fix, levy, collect and enforce payment any lawful means of all charges or assessments affecting all or a portion of the parcel pursuant to the terms of the Restrictions and to pay all expenses in connection therewith and all office and other expenses incident to duties of the corporation, and all licenses, franchise taxes, and governmental charges levied or imposed against the property of the corporation.

(3) To acquire by gift, purchase or otherwise to own, hold, enjoy, lease, operate, maintain, administer and to convey, sell, lease, transfer, mortgage or otherwise encumber, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the corporation.

(4) To borrow money, to 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 sue and be sued.

(6) To contract and be contracted with.

(7) To act as trustee under any trust in furtherance of the purposes of this corporation as set forth in this Article THIRD, and to receive, hold, administer and expend funds and property subject to such trust.

(8) To have and exercise all rights and powers conferred on non-profit corporations under the laws of California, provided, however, that this corporation shall not, except to an insubstantial degree engage in any activities or exercise any powers that are not in furtherance of the primary purposes of this corporation.

The foregoing statement of purposes shall be construed as a statement both of purposes and of powers, and purposes and powers in each clause shall be in no wise 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. The corporation is organized and operated exclusively for the purposes of the maintenance and preservation

of the property subject to the Covenants, Conditions, Restrictions and Easements and the improvements thereon for the benefit of the owners thereof, for the pleasure, recreation and other non-profit purposes and no part of any net earnings, if any shall inure to the benefit of any member.

Notwithstanding all provisions hereof, commencement of the foregoing acts and doings shall not take place until such time as Tract 12674 as filed in Book of Maps in the office of the County Recorder of the County of Riverside, State of California, has been recorded.

FOURTH: The principal office for the transaction of business of the corporation is to be located in the County of Riverside, State of California.

FIFTH: The names and addresses of the (5) persons who are to act in the capacity of directors until the selection of their successors are as follows:

<u>Name</u>	<u>Address</u>
Roy Fey	2470 Caliente Palm Springs, California
Ethel Fey	2470 Caliente Palm Springs, California
Robert Fey	2000 Madrona Drive Palm Springs, California
Cheryl Fey	2000 Madrona Drive Palm Springs, California
Henry Freund	1080 Suntan Lane Palm Springs, California

The number of persons so named shall constitute the number of directors of the corporation until changed by an amendment to these Articles of Incorporation, or by a By-Law or an Amendment to the By-Laws of the corporation.

Authority is hereby given for the adoption of a provision in the By-Laws concernig the number of directors of this corporation and changes therein.

SIXTH: That unless otherwise indicated, all terms used herein shall be defined in the same manner as in the Restrictions.

SEVENTH: That an owner of a Condominium Unit shall have one membership in the corporation. Ownership of a Unit shall be the sole qualification for membership. No membership may be transferred by a member, but upon sale of his unit such member's membership shall automatically cease.

Any person or entity acquiring a condominium unit by deed shall automatically acquire membership herein. Proof of status for purposes of establishing membership rights shall be furnished in accordance with the term of the By-Laws.

EIGHT: That the maximum number of memberships shall not exceed One Hundred and Four (104) in number, and, in any event, shall not exceed the number of Condominium Units in the property herein referred to.

NINTH: That the privileges of membership may extend to a tenant or nominee of a member, provided, however, the tenant or nominee is a resident of a Condominium Unit. The designation of a tenant or nominee shall in no way relieve the member as an owner of a condominium unit from any obligations arising by reason thereof. No tenant or nominee shall acquire any voting rights in the corporation. Nothing contained herein shall be deemed to prohibit use of corporation facilities by guests or other persons pursuant to reasonable rules and regulations adopted by the Board of Directors.

TENTH: That Owner as a member shall have the following

One multiplied by the number of Condominium Units owned by such member.

ELEVENTH: That the expenses or operating, maintaining, preserving, and replacing the properties and facilities maintained by and/or managed by the corporation (including funds reserved for contingencies, replacements, and depreciation and an allowance for overhead) shall be assessed to the Owners of condominium units. Such assessments (excepting special assessments as provided in the Restrictions) shall be computed by dividing the total amount thereof by the number of Condo Units. Such assessments shall be assessed on a "per condo units owned" basis to the owner of each condo unit. A member shall bear and pay all assessments respecting any condo unit or condo unit of which such member is the owner.

TWELFTH: That the corporation does not contemplate pecuniary gain or profit to the members and no part of its funds is to inure to the benefit of any member or individual, except as provided in Article THIRTEENTH, next

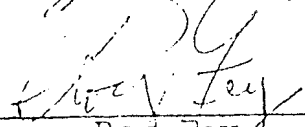
THIRTEENTH: upon the dissolution or winding up of this corporation, after paying or adequately providing for the debts and obligations of the corporation, the directors or other persons in charge of the liquidation shall divide any remaining assets among the members in accordance with their respective rights therein.

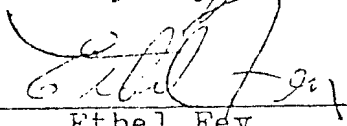
FOURTEENTH: That the private property of members shall not be subject to the payment of debts of the corporation.


FIFTEENTH: The existence of this corporation shall commence with the filing of these Articles of Incorporation in accordance with law and shall thereafter be perpetual.

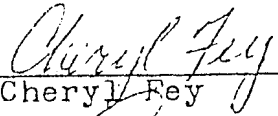
SIXTEENTH: These articles may be amended by the vote or written assent of a bare majority of the voting power of the Association and a bare majority of the votes of members other than the subdivider.

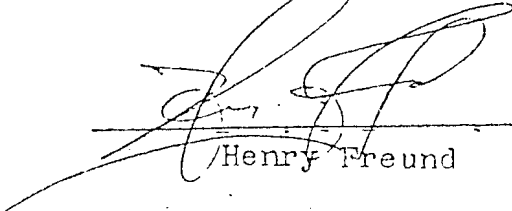
IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of California, we, the undersigned, constituting the incorporators of this corporation, have executed these Articles of Incorporation this 3rd day of January, 1978.

  
\_\_\_\_\_  
Roy Fey

  
\_\_\_\_\_  
Ethel Fey

  
\_\_\_\_\_  
Robert Fey

  
\_\_\_\_\_  
Cheryl Fey

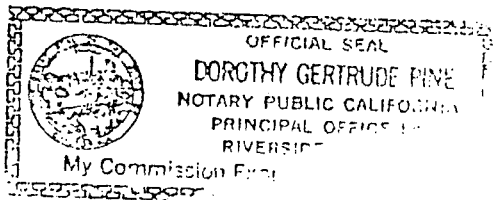
  
\_\_\_\_\_  
Henry Freund



STATE OF CALIFORNIA )  
 ) SS  
COUNTY OF RIVERSIDE )

On Jan 3<sup>rd</sup>, 1978, before me, the undersigned, a Notary Public in and for the said State, personally appeared Roy Fey and Ethel Fey, known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.

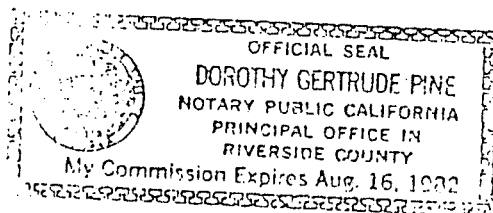


Dorothy Gertrude Pine  
Notary Public in and for said  
County and State

STATE OF CALIFORNIA )  
 ) SS  
COUNTY OF RIVERSIDE )

On Jan 2<sup>nd</sup>, 1978, before me, the undersigned, a Notary Public in and for said State, personally appeared Robert Fey, Cheryl Fey and <sup>Henry</sup>~~Daniel~~ Freund, known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.



Dorothy Gertrude Pine  
Notary Public in and for said  
County and State