

705037

ARTICLES OF INCORPORATION

OF

VISTA DEL PARQUE

ENDORSED
FILED

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

JAN 4 1974

EDMUND G. BROWN, Jr., Secretary of State
By BILL HOLDEN
Deputy

KNOW ALL MEN BY THESE PRESENTS:

That we, the Undersigned, all of whom are residents of the State of California, have this day voluntarily associated ourselves together for the purpose of forming a nonprofit corporation under the General Nonprofit Corporation Law of the State of California, and we do hereby certify:

ONE: That the name of this corporation ("Association" herein) is:

VISTA DEL PARQUE

TWO: That the purposes for which the Association is formed are:

(a) The specific and primary purposes for which the Association is formed are to provide for maintenance, preservation, and architectural control of the condominium project on the following real property located in Los Angeles County, State of California, and all structures and improvements thereon:

Tract No. 31665, City of Torrance, County of Los Angeles, State of California, as per Map recorded in Book _____, Pages _____, inclusive, of Maps, in the office of the County Recorder of Los Angeles County.

(b) The general purposes and powers are:

(1) To promote the health, safety, and welfare of residents within the above described property;

(2) To exercise all of the powers and privileges and to perform all of the duties and obligations of the Association arising from any declaration of covenants or restrictions applicable to the above described property;

(3) To fix, levy, collect, and enforce payment of, by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection there with, and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association;

(4) To acquire (by gift, purchase, or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use, or otherwise dispose of real or personal property in connection with the affairs of the Association;

(5) 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;

(6) To have and to exercise any and all powers, rights, and privileges which a corporation organized under the General Nonprofit Corporation Law of the State of California by law may now or hereafter have or exercise; and

(7) To act in the capacity of principal, agent, joint venturer, or partner, or otherwise.

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. 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 primary purposes of the Association.

THREE: That this Association is organized pursuant to the General Nonprofit Corporation Law of the State of California.

FOUR: That the County in this State where the principal office for the transaction of the business of the Association is located in the County of Los Angeles.

FIVE: That 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.

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


are:

<u>NAME</u>	<u>ADDRESS</u>
Ralph G. Garland	18028 Crenshaw Boulevard Torrance, California 90504
Christopher S. Lyle	18028 Crenshaw Boulevard Torrance, California 90504
Harold Sharp	18028 Crenshaw Boulevard Torrance, California 90504
William R. Spelta	18028 Crenshaw Boulevard Torrance, California 90504
Mary Shodall	18028 Crenshaw Boulevard Torrance, California 90504

SEVEN: That amendment of these Articles shall require vote or written consent of the members representing at least seventy-five percent (75%) of the voting interest then entitled to vote as provided in the By-Laws.

EIGHT: That 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 winding up and dissolution of the Association, after paying or adequately providing for the debts and obligations of the Association, the remaining assets shall be distributed to a nonprofit fund, foundation, or corporation, which is organized and operated exclusively for charitable, educational, and/or scientific purposes and which has established its tax-empt status under Section 501(c)(3) of the Internal Revenue Code. 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, at Torrance, California, this 27th day of
December, 19 73.


Ralph G. Garland


Christopher S. Lyle


Harold Sharp


William R. Spelta


Mary Shodall

STATE OF CALIFORNIA)
 : ss.
COUNTY OF LOS ANGELES)

On this 27th day of December, 1973, before
me, a Notary Public in and for said State, personally appeared Ralph G.
Garland, Christopher S. Lyle, Harold Sharp, William R. Spelta, and
Mary Shodall, known to me to be the persons whose names are subscribed
to the foregoing Articles of Incorporation, and acknowledged to me that
they executed the same.

WITNESS my hand and official seal.

Joanne E. Filas
Notary Public in and for said State

JOANNE E. FILAS

