



# State of California

OFFICE OF THE SECRETARY OF STATE

## CORPORATION DIVISION

I, *MARCH FONG EU*, Secretary of State of the State of California, hereby certify:

That the annexed transcript has been compared with the corporate 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 26 1989



*March Fong Eu*

Secretary of State

OCT 25 1989

## ARTICLES OF INCORPORATION

OF

MARCH FONG EU, Secretary of State

## RANCHO SERRANO HOMEOWNERS ASSOCIATION

FIRST: The name of this corporation is RANCHO SERRANO HOMEOWNERS ASSOCIATION.

SECOND: This corporation is a nonprofit mutual benefit corporation organized under the Nonprofit Mutual Benefit Corporation Law. The purpose of this corporation is to engage in any lawful act or activity for which a corporation may be organized under such law.

THIRD: The specific and primary purposes for which this corporation is formed are to provide for the maintenance, preservation and architectural control of a detached single family housing Project located in the County of Riverside, State of California.

FOURTH: The name and business address in the State of California of this corporation's initial agent for service of process is:

Mr. Karl Kreutzer  
J.M. PETERS COMPANY, INC.  
12526 High Bluff Drive, Suite 280  
San Diego, California 92130

FIFTH: The number and manner in which directors shall be chosen and removed from office, their qualifications, powers, duties, compensation, and tenure of office, the manner of filling vacancies on the Board, and the manner of calling and holding meetings of directors, shall be as stated in the Bylaws.

SIXTH: The authorized number, if any, and qualifications of Members of this corporation, the different classes of membership, if any, the property, voting and other rights and privileges of Members, liability for dues and Assessments and the method of collecting same, and the transfer of membership shall be as stated in the Bylaws.

SEVENTH: The directors shall serve without compensation, and no director shall receive any pecuniary benefit as a direct result of being a director of this corporation.

EIGHTH: The powers of this corporation shall be exercised, its property controlled, and its affairs conducted by the Board of Directors, as set forth in the Bylaws.

NINTH: Neither the directors nor the Members of this corporation shall be personally liable for the debts, liabilities, or obligations of the corporation.

TENTH: Notwithstanding any of the above statements of purposes and powers, this corporation shall not, except to an insubstantial degree, engage in any activities or exercise any powers that are not in furtherance of the specific purposes of this corporation.

ELEVENTH Amendment of these Articles shall require the vote or written consent of a bare majority of the Board of Directors, a bare majority of the voting power of the corporation, and a bare majority of the voting power of Members of this corporation other than the Declarant; provided, however, if the two-class voting structure is still in effect as provided in the Bylaws, these Articles may not be amended without the vote or written assent of a majority of each class of membership.

DATED: November 11, 1989

  
Karl Kreutzer

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

  
Karl Kreutzer