

Simpson III

OFFICE OF THE SECRETARY OF STATE



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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 9 1975



March Fong Eu

Secretary of State

**ARTICLES
OF
INCORPORATION**

ENDORSED
FILED
In the office of the Secretary of State
of the State of California
MARCH 1978
MARCH FONG EU, Secretary of State
By IRENE GANCHEZ
Deputy

ARTICLES OF INCORPORATION

SURFSIDE III CONDOMINIUM OWNERS' ASSOCIATION, INC.

A California Non-Profit Corporation

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 non-profit corporation, under the General Non-Profit Corporation Law of the State of California and we do hereby certify:

ONE: That the name of this Association is: SURFSIDE III CONDOMINIUM OWNERS' ASSOCIATION, INC., ("Association" herein.)

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

(a) That 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 described real property, located in the City of Port Hueneme, County of Ventura, State of California and all structures and improvements thereon:

Tract 2459, in the City of Port Hueneme, County of Ventura, State of California, and such additional property as may hereafter be brought within the jurisdiction of this Association (the "Property.")

(b) That the general purposes and powers are:

1. To promote the health, safety and welfare of the residents within the 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, Conditions and Restrictions applicable to the property (the "Declaration;")

3. To fix, levy, collect and enforce payment, by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith 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 Non-Profit 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, partner or otherwise.

The foregoing statement of purposes shall be construed as a statement of both purposes and powers and purposes and powers in each clause shall, in no way, limit or restrict 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 Non-Profit Corporation Law of the State of California and does not contemplate pecuniary gain or profit to the members thereof and is organized for non-profit purposes.

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

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 to dues and assessments and the method of collection thereof, shall be as set forth in the By-Laws of the Association, as such By-Laws are in effect from time to time.

SIX: That the number of Directors of this corporation shall be five (5) and said number may be changed by a duly adopted amendment to the By-Laws, except that in no event may the number of Directors be less than five (5) without amendment of these Articles of Incorporation.


The names and addresses of the persons who are to act as the first Directors of this corporation and to continue to act as such Directors until the election and qualification of their successors are:

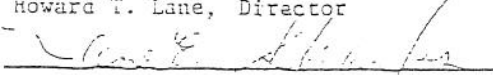
<u>NAME:</u>	<u>ADDRESS</u>
1. Howard T. Lane, Director	575 East Surfside Drive Port Hueneme, California 93041
2. Lane E. Shanks, Director	575 East Surfside Drive Port Hueneme, California 93041
3. Kenneth Weber, Director	575 East Surfside Drive Port Hueneme, California 93041
4. Don Rochelle, Director	575 East Surfside Drive Port Hueneme, California 93041
5. Ruth Freda, Director	575 East Surfside Drive Port Hueneme, California 93041

SEVEN: That amendment of these Articles of Incorporation shall require the assent (by vote or written consent) of members representing at least fifty-one (51%) percent of the voting interest then entitled to vote as provided in the By-Laws of the Association, as such By-Laws are in effect from time to time.

EIGHT: That the Association is one which does not contemplate pecuniary gain or profit to the members thereof and is organized solely for non-profit 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 non-profit fund, foundation or corporation which is organized and operated exclusively for charitable, educational and/or scientific purposes and which has established its tax-exempt status under Section 501(c) 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 Ventura County, 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, this 5th day of JANUARY, 1976.


Howard T. Lane, Director


Lane E. Shanks, Director