

ARTICLES OF INCORPORATION

ENDORSE  
FILED

In the Office of the Secretary of State  
of the State of California

JUN 21 1972

BELLEFONTAINE CONDOMINIUM OWNERS ASSOCIATION

EDMUND G. GROWN Jr., Secretary of State  
By RALPH R. MARTIG  
Deputy

KNOW ALL MEN BY THESE PRESENTS:

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:

FIRST: That the name of this corporation is BELLEFONTAINE CONDOMINIUM OWNERS ASSOCIATION.

SECOND: The specific and primary purpose for which this corporation is formed is to provide management, maintenance, preservation, control and operation of real property, together with the improvements thereon, located in the County of San Diego, State of California.

THIRD: The general purpose for which this corporation is formed is not for pecuniary gain or profit but is to provide a legal entity through which the members of the corporation may own, manage, maintain, repair or operate real property, together with the improvements thereon, in the subdivision or subdivisions in which said members own living units.

FOURTH: In furtherance of the foregoing purposes, the corporation shall have the following powers:

A. To receive property by gift, devise or bequest, subject to the laws regulating the transfer of property by will, and to otherwise acquire and hold all property, real or personal, and to transfer, convey, lease or otherwise dispose of such real and personal property, and to distribute gifts of property of all kinds.

B. To hold, invest, reinvest, manage and dispose of

530 "B" STREET, SAN  
TELEPHONE  
CALIFORNIA 92101  
234-0381

1 such property or the income therefrom in any manner not contrary to the  
2 laws of the State of California governing corporations organized pursuant to  
3 the General Nonprofit Corporation Law. 96

4 C. To make and perform contracts of every kind for  
5 any lawful purpose without limit as to amount, with any person, firm,  
6 association, corporation, municipality, state, government, or municipal  
7 or political subdivision.

8 D. To have and exercise all powers conferred by or  
9 permissible under the laws of the State of California upon or for corporations  
10 formed under the General Nonprofit Corporation Law of California, as such  
11 law is now in effect or may at any time hereafter be amended.

12 E. To do all acts and things in this State or anywhere in  
13 the world, whether as principal, agent, or partner, which may be reason-  
14 ably necessary, proper or convenient for the lawful accomplishment of the  
15 general and specific purposes hereinbefore specified, or any purpose,  
16 whether or not herein mentioned and constituting a lawful activity for the  
17 corporation.

18 FIFTH: The corporation is organized pursuant to the General  
19 Nonprofit Corporation Law of the State of California, does not contemplate  
20 pecuniary gain or profit to its members and is organized for nonprofit  
21 purposes.

22 SIXTH: Except upon dissolution, none of the gains, profits or  
23 property of the corporation shall be distributed or inure to the benefit of any  
24 member of the corporation or to any private individual other than by way of  
25 payment of salary or other compensation for services rendered to the  
26 corporation and for its benefit in the furtherance of its purpose.

27 SEVENTH: The county in the State of California in which the prin-  
28 cipal office for the transaction of business of the corporation is located is

330 "B" STREET, OAKLAND, CALIFORNIA 94612  
TELEPHONE 714 234-0381


EIGHTH: The number of directors of this corporation shall be three (3) until changed by amendment to the By-Laws or in any other manner provided by law, increasing or decreasing the number of directors as may be desired. The names and addresses of the persons who are appointed to act as the first directors of this corporation until the selection of their successors are as follows:

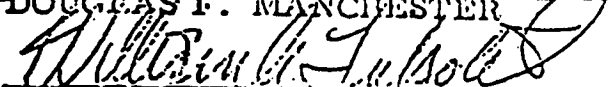
<u>Name</u>	<u>Address</u>
DOUGLAS F. MANCHESTER	2399 Fifth Avenue San Diego, California 92101
WILLIAM A. TRIBOLET	2399 Fifth Avenue San Diego, California 92101
ELIZABETH C. MANCHESTER	2399 Fifth Avenue San Diego, California 92101

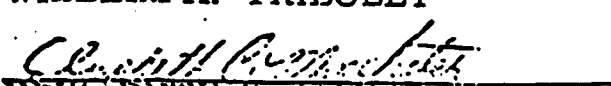
NINTH: The corporation shall have no shares of stock.

TENTH: The authorized number and qualifications of member of this corporation, the different classes of membership, if any, the proper 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.

IN WITNESS WHEREOF, we, the undersigned, constituting the incorporators of this corporation, including the persons named hereinabove as the first directors of this corporation, have executed these Articles of Incorporation this 15<sup>th</sup> day of June, 1972.

  
DOUGLAS F. MANCHESTER

  
WILLIAM A. TRIBOLET

  
ELIZABETH C. MANCHESTER