

State of California
Secretary of State

CERTIFICATE OF FILING

I, DEBRA BOWEN, Secretary of State of the State of California, hereby certify:

That on the 17th day of July, 1967, MOUNTAIN VALLEY HOMEOWNERS ASSOCIATION became incorporated under the laws of this State by filing its Articles of Incorporation in this office.

IN WITNESS WHEREOF, I execute
this certificate and affix the Great Seal
of the State of California this day of
June 8, 2013.



Debra Bowen

DEBRA BOWEN
Secretary of State

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

529069

JUL 17 1967
FRANK A. JORDAN, Secretary of State
[Signature]
Deputy

ARTICLES OF INCORPORATION
OF
MOUNTAIN VALLEY HOMEOWNERS ASSOCIATION

ARTICLE I - NAME

The name of this corporation is:

MOUNTAIN VALLEY HOMEOWNERS ASSOCIATION

(sometimes hereinafter referred to as the "Association").

ARTICLE II - NONPROFIT

This corporation is organized pursuant to the General Nonprofit Corporation Law of the State of California.

ARTICLE III - PRINCIPAL OFFICE

The county in this State where the principal office for the transaction of the business of the Association is to be located is Ventura County.

ARTICLE IV - PURPOSES AND POWERS

The purposes for which this Association is formed are:

1) The specific and primary purpose is to provide for the ownership, maintenance, improvement and preservation of a private park and recreational area (hereinafter sometimes referred to as the "common area"), located on Lot 63 of Tract 1933 in said County, for the use, benefit and enjoyment of the owners of lots within that certain tract described as:

Lots 1 to 94, inclusive, of Tract 1934, as per map recorded in Book 48, Pages 47 to 50, inclusive of Miscellaneous Maps, in the office of the County Recorder of Ventura County, California,

and for the owners of lots in other tracts that may hereafter be brought within the jurisdiction of this Association by annexation, as provided in Article IX hereof; and to promote the health, safety, and welfare of the members of this Association.

2) The general purposes and powers are:

a) To exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as may be from time to time set forth in the Declaration of Covenants, Conditions and Restrictions (hereinafter called the "Declaration"), and any amendments thereof applicable to said tract.

b) To fix, levy, collect and enforce payment by any lawful means, all charges or assessments due to Association; 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.

Restriction of right
to amend Articles
Yes No

c) 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.

d) 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.

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

ARTICLE V - MEMBERSHIP

Every person or entity who is a record owner of a fee or undivided interest in any lot which is subject by covenants of record to assessment by the Association, including contract sellers, shall be eligible to be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. No owner shall have more than one membership. Membership shall be appurtenant to and may not be separated from ownership of any lot which is subject to assessment by the Association. Ownership of such lot shall be the sole qualification for membership.

ARTICLE VI - VOTING RIGHTS

The 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 this Association, except as specifically provided for hereinafter.

ARTICLE VII - LIABILITIES

The highest amount of indebtedness or liability, direct or contingent, to which this Association may be subject at any one time shall not exceed \$30,000.00 for its first twelve calendar months of operation, and thereafter shall not exceed 150 percent of its assessments for such twelve months period, provided that additional amounts may be authorized by the assent of two-thirds (2/3) of the membership.

ARTICLE VIII - BOARD OF DIRECTORS

1) The affairs of this Association shall be managed by a Board of five (5) Directors, who need not be members of the Association.

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

Michael Tenzer	9300 Wilshire Blvd., Beverly Hills, California
Lee J. Goldin	" " "
Joel Rottman	" " "
Robert F. Bloch	" " "
John Stanley	" " "

3) The number of directors may be increased or decreased from time to time (but in no event shall there ever be less than five (5) directors), by an amendment of or to the By-Laws of this Association by its members.

ARTICLE IX - ANNEXATIONS

The Association may at any time and from time to time annex additional tracts to the property described in Article IV, and so add to its membership under the provisions of Article V, provided that such annexations are made only in accordance with the provisions of the recorded Declaration of Covenants, Conditions and Restrictions applicable to the property described in Article IV hereof. Such additions, when properly made under the applicable covenants, shall extend the jurisdiction, function, duties and membership of this Association to such property. Where the applicable covenants require that certain additions be approved, such approval must have the assent of a three-fourths (3/4) majority of the voting power of the membership, excluding the vote, by proxy or otherwise, of Declarant and members of its organization who executed such Declaration.

ARTICLE X - MERGERS AND CONSOLIDATIONS

To the extent permitted by law, the Association may participate in mergers and consolidations with other nonprofit corporations organized for the same purposes, provided that any such merger or consolidation shall have the assent of two-thirds (2/3) of the entire membership.

ARTICLE XI - AUTHORITY TO MORTGAGE

Any mortgage or deed of trust encumbrance by the Association of the real property owned by it shall have the assent of two-thirds (2/3) of the entire membership.

ARTICLE XII - AUTHORITY TO DEDICATE

The Association shall have power to dedicate, sell or transfer all or any part of real property owned by it to any public agency, authority, or utility for such purposes, and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument has been signed by members entitled to cast two-thirds (2/3) of the votes of the entire membership, agreeing to such dedication, sale or transfer.

ARTICLE XIII - DISSOLUTION

This Association is one which does not contemplate pecuniary gain or profit to the members thereof, and it is organized solely for nonprofit purposes. Upon dissolution of the Association, its assets, both real and personal, shall be dedicated to an appropriate public agency to be devoted to purposes as nearly as practicable the same as those to which they were required to be devoted by the Association. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust, or other organization to be devoted to purposes and uses that would most nearly reflect the purposes and uses to which they were required to be devoted by the Association.

ARTICLE XIV - DURATION

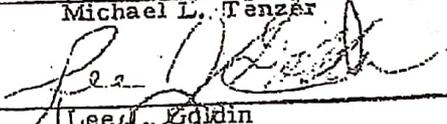
The Association shall exist perpetually.

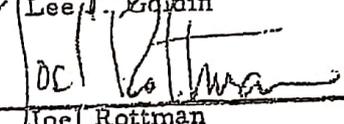
ARTICLE XV - AMENDMENTS

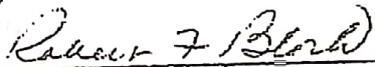
Amendment of these Articles shall require the assent of seventy-five (75%) percent of the entire membership.

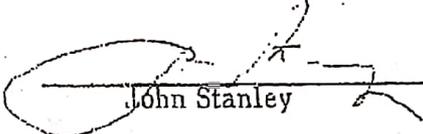
IN WITNESS WHEREOF, the undersigned, being the persons hereinabove named as the first directors, have executed these Articles of Incorporation this 11th day of July, 1967.


Michael L. Tenzar


Lee J. Goldin


Joel Rottman


Robert F. Bloch

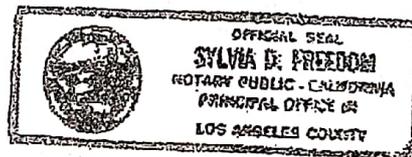

John Stanley

STATE OF CALIFORNIA)
) SS.
COUNTY OF Los Angeles)

On July 11, 1967, before me, the undersigned, a Notary Public in and for said State, personally appeared MICHAEL TENZER, LEE J. GOLDIN, JOEL ROTTMAN, ROBERT F. BLOCH and JOHN STANLEY, 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.


Sylvia D. Freedom



My Commission Expires Oct. 5, 1969