

ENDORSED
FILED

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

SEP 11 1969

~~ARTICLES OF INCORPORATION~~
OF
SECOND UNIVERSITY VILLAGE HOMEOWNERS ASSOCIATION

FRANK M. JORDAN, Secretary of State
BY JAMES E. HARRIS
Deputy

57970

In compliance with the requirements of the General Non-Profit Corporation Law, the undersigned, all of whom are residents of the State of California and all of whom are of full age, have this day voluntarily associated themselves together for the purpose of forming a corporation not for profit and do hereby certify:

ARTICLE I

The name of the corporation is Second University Village Homeowners Association, hereafter called the "Association." This corporation is organized pursuant to the General Nonprofit Corporation Law of the State of California.

ARTICLE II

The principal office of the Association is located in the County of Santa Barbara, State of California.

ARTICLE III

This organization does not contemplate pecuniary gain or profit to the members thereof and is organized and will be operated primarily for the well-being, pleasure and recreation of its members and for other non-profitable purposes and shall have as its specific purposes to organize and conduct social, recreational and athletic programs for its members and to provide for the maintenance and preservation of the recreational and scenic Common Area within those certain tracts of property described as:

Lots 1 to 139 inclusive, in Tract No. 10846 located in Santa Barbara County, California, and recorded on May 27, 1969 1969 in Pages 11 through 17, Book 77 of Maps, Official Records of the County of Santa Barbara, State of California; and

Lots 1 to 21 inclusive in Tract No. 10670 located in Santa Barbara County, California and recorded on January 29, 1968 in Pages 18 through 19, Book 76 of Maps, Official Records of the County of Santa Barbara; and to promote the health, safety and welfare of the residents within the above described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association and for this purpose:

(a) To exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Declaration of Covenants, Conditions and Restrictions, hereinafter called the "Declaration", applicable to the property and recorded or to be recorded in the Office of the County Recorder, County of Santa Barbara and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length;

(b) 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;

(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; and

(e) To have and to exercise any and all powers, rights and privileges which a corporation organized under the Non-Profit Corporation Law of the State of California by law may now or hereafter have or exercise to promote the common benefit and enjoyment of the residents of the Lots.

(f) Notwithstanding any other provision of these articles of incorporation, this organization is not empowered to engage in, otherwise than as an insubstantial part of its activities, activities which in themselves are not in furtherance of the well-being, pleasure, recreation and other non-profitable purposes for which this organization was formed.

(g) The organization shall have as a secondary and incidental purpose the architectural control of the residence Lots and recreational and scenic Common Area of the above described tract.

ARTICLE IV

BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of Directors, who shall be members of the Association from and after the first annual meeting. The number of directors may be changed by amendment of the By-Laws

of the Association. The names and addresses of the five persons who are to act in the capacity of directors until the First Annual Meeting are:

NAME	ADDRESS
C. W. Sponsel	1032 Santa Barbara Street Santa Barbara, California
Frank C. LaFlamme	1032 Santa Barbara Street Santa Barbara, California
Ken Jones	231 North Dos Caminos Ventura, California
Howard Schau	4525 Sherman Oaks Avenue Sherman Oaks, California
Michael Towbes	1253 Coast Village Road Santa Barbara, California

At the first annual meeting the members shall elect five (5) directors for a term of one (1) year. All Directors shall be members of the Association. At each annual meeting thereafter the members shall elect or re-elect a complete Board of five (5) directors.

ARTICLE V

DURATION

The corporation shall exist perpetually.

ARTICLE VI

AMENDMENT

These Articles of Incorporation may be amended at a regular or special meeting of the members by a vote of seventy-five per cent (75%) of the total membership present in person or by proxy, including those votes entitled to be cast by the developer.

These Articles of Incorporation may also be amended by the written consent of seventy-five per cent (75%) of the total membership, including the developer.

ARTICLE VII

DISSOLUTION

Upon the dissolution of the Association, the assets, both real and personal of the Association, shall be dedicated to an appropriate public agency to be devoted to purposes as nearly as practicable to 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.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of California, we, the undersigned, constituting the incorporators of this Association, have executed these Articles of Incorporation this 15th day of July 1969.


C. W. Spengel


Frank C. LaFlamme


Ken Jones


Howard Schae


Michael Towbes

COUNTY OF SANTA BARBARA)

On this 17th day of July, 1969, before me, a Notary Public in and for the County of Santa Barbara, State of California, residing therein, duly commissioned and sworn, personally appeared C.W. Sponael and Frank C. LaFlamme, known to me to be the persons whose names are subscribed to the foregoing Articles of Incorporation of the Second University Village Homeowners Association, and acknowledged to me that they executed the same.

WITNESS my hand and official seal.

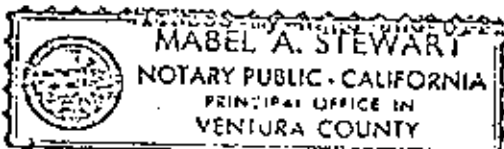
JOSEPH H. WOLFARD

Joseph H. Wolfard
Notary Public
In and for said County and State

STATE OF CALIFORNIA)
COUNTY OF VENTURA) ss

On this 15th day of July, 1969, before me, a Notary Public in and for the County of Ventura, State of California, residing therein, duly commissioned and sworn, personally appeared Ken Jones, known to me to be the person whose name is subscribed to the foregoing Articles of Incorporation of the Second University Village Homeowners Association, and acknowledged to me that he executed the same.

WITNESS my hand and official seal.



My commission expires Mar. 23, 1971

Mabel A. Stewart
Notary Public
In and for said County and State

STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA) ss

On this 17th day of July, 1969, before me, a Notary Public in and for the County of SANTA BARBARA, State of California, residing therein, duly commissioned and sworn, personally appeared Howard Schau, known to me to be the person whose name is subscribed to the foregoing Articles of Incorporation of the Second University Village Homeowners Association, and acknowledged to me that he executed the same.

WITNESS my hand and official seal.

JOSEPH H. WOLFARD

Joseph H. Wolfard
Notary Public
In and for said County and State

STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA) ss

On this 17th day of July, 1969 before me, a Notary Public in and for the County of SANTA BARBARA, State of California, residing therein, duly commissioned and sworn, personally appeared Michael Towbes, known to me to be the person whose name is subscribed to the foregoing Articles of Incorporation of the Second University Village Homeowners Association, and acknowledged to me that he executed the same.

WITNESS my hand and official seal.