

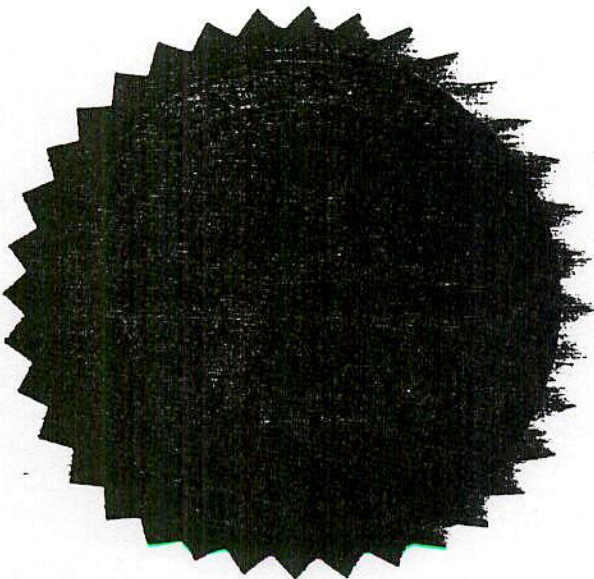
State
of
California
OFFICE OF THE SECRETARY OF STATE

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

OCT 27 1980



March Fong Eu

Secretary of State

**ENDORSED
FILED**

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

OCT 20 1980

MARCH FONG EU, Secretary of State

Gloria J. Carroll
Deputy

ARTICLES OF INCORPORATION
OF
PACIFIC PALMS OWNERS' ASSOCIATION, INC.

ARTICLE 1. The name of this corporation is PACIFIC PALMS OWNERS' ASSOCIATION, INC. (hereinafter referred to as the "Association").

ARTICLE 2.

A. 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.

B. The following purposes further describe the Association's formation:

(a) The specific and primary purpose of the Association is to act as a "management body" for the preservation, maintenance, improvement and architectural control of the common area which comprises the Pacific Palms Condominium Project in San Diego County, California, known by the description as:

Lots 27 and 28 in Block 162 of University Heights, in the City of San Diego, County of San Diego, State of California, according to amended map thereof made by G. A. D'Hemecourt in Book 8, Page 36 et seq of his pendens, in the Office of the County Recorder of San Diego County.

(b) The general purposes of the Association are:

(i) To provide for the improvement and maintenance of such other land and facilities dedicated to common use which may now exist or which may hereafter be installed, erected or constructed within said project.

(ii) To act as trustee under any trust incidental to the principal object of the Association and to receive, hold, administer and expend funds and property subject to such trust.

(iii) To do all other acts necessary or expedient for the administration of affairs and attainment of the purposes of the Association.

(iv) To have and exercise all the rights and powers conferred on nonprofit corporations under the Nonprofit Mutual Benefit Corporation Law

of the State of California as such law is now in effect or may be at any time hereafter amended.

The foregoing statement of purposes shall be considered as a statement of both purposes and powers; and the purposes and powers in each clause shall, except where otherwise expressed, be in no manner limited or restricted by reference to or inference from the terms or provisions of any other clause but shall be regarded as independent purposes and powers. Notwithstanding any of the foregoing 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 specific and primary purpose of the Association.

ARTICLE 3. The following person is designated the initial agent of the Association for service of process:

Howard L Katkov
Kolodny & Katkov
A Professional Corporation
The Historic Tucker House
2470 Union Street
San Diego, CA 92101

ARTICLE 4. The principal office for the transaction of business of the Association is to be located in the County of San Diego, State of California.

ARTICLE 5. The number of directors of the Association shall be three. The names and addresses of the persons who are appointed to act as the first directors of the Association are:

<u>Name</u>	<u>Address</u>
Randall C. Kinnings	868 Wilbur Ave., San Diego, CA 92109
Theresa Ann Kinnings	868 Wilbur Ave., San Diego, CA 92109
Robert C. Pappenfort	868 Wilbur Ave., San Diego, CA 92109

ARTICLE 6. Membership qualifications of the Association and the property,

voting and other rights and privileges of membership, and a member's liability for dues and assessments and the method of collection thereof shall be set forth in the Bylaws of the Association.

ARTICLE 7. Neither the directors, acting with the proper authority, nor the members of the Association shall be personally liable for the debts, liabilities or obligations of the Association.

ARTICLE 8. On the dissolution or winding up of the Association, the assets remaining after payment, or provision for payment, of all debts and liabilities of the Association, shall be distributed equally to the members of the Association.

ARTICLE 9. Amendments to these Articles of Incorporation shall require the vote or written assent of members as follows: (i) A majority of the voting power of the Association; and (ii) a majority of the votes of members other than the subdivider, who shall be defined in the Bylaws of the Association. Notwithstanding the foregoing, all amendments must satisfy the procedures and requirements of Chapter 8 of the Nonprofit Mutual Benefit Corporation Law.

IN WITNESS WHEREOF, the undersigned, constituting the incorporators of the Association and being the persons named hereinabove as the first directors of the Association, have executed these Articles of Incorporation this 20 day of October, 1980.

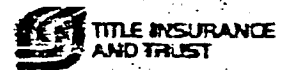
Theresa Ann Linnick

Paul C. Linnick

Paul C. Linnick

TD 1944 CA 18-741

(Individual)



STATE OF CALIFORNIA

COUNTY OF San Diego } SS. -

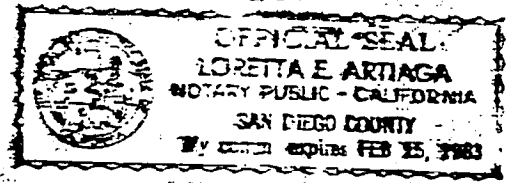
On October 8, 1970 before me, the undersigned, a Notary Public in and for said State, personally appeared Randall C. Kinross, Theresa Ann Kinross, Janet C. Kinross

↑ STAPLE HERE ↓

_____ know to me to be the person 5 whose name they subscribed in the within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.

Signature Loretta E. Artiga



(This area for official notarial seal)