

**ARTICLES OF INCORPORATION**  
**OF**  
**THE OAKRIDGE ESTATES**  
**COMMUNITY ASSOCIATION**

In compliance with the requirements of Title I, Division 2, Part 1 of the Corporations Code of the State of California, the undersigned have this day voluntarily associated themselves together for the purpose of forming a nonprofit corporation and to hereby certify:

**ARTICLE I**  
**DEFINITION**

The term "Oakridge Estates" shall mean the real estate development in the County of Ventura, State of California, known by that name.

**ARTICLE II**  
**NAME**

The name of the corporation is The Oakridge Estates Community Association, hereinafter referred to as the Association or this Association.

**ARTICLE III**  
**PRINCIPAL OFFICE**

The principal office of the Association is to be located in the County of Ventura, State of California.

**ARTICLE IV**  
**PURPOSE AND POWERS OF THE ASSOCIATION**

The purposes for which this Association is formed, the specific and primary purposes for which it is formed being set forth in Paragraph (a) below, are

- (a) To provide, hold, own, operate, manage, administer, and/or maintain private recreational and social areas and facilities for the members of the Association, including the ownership, operation and maintenance of such areas and facilities within Oakridge Estates, and to provide for the management, maintenance, protection, preservation, development and control of Oakridge Estates.
- (b) To possess and exercise all of the powers conferred by law upon nonprofit corporations, as such law is now in effect or may at any time hereafter be amended, and to do all other acts necessary or incidental to the administration of the affairs and for carrying out the purposes of this Association, including any or all of the following acts or things:
  - (1) To enter into contracts or other arrangements with any person, firm, association, corporation, municipality, body politic, county, state or government conducive to the specific and primary purpose of the Association including securing for the members thereof the use and enjoyment of recreational facilities.
  - (2) To acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, license, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association.
  - (3) To borrow money, mortgage, pledge, deed in trust, or hypothecate any or all of the real or personal property of the Association as security for money borrowed or debts incurred.

- (4) To fix, levy, collect, and enforce payment of, by any lawful means, charges and assessments, 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 government charges, if any, levied or imposed against the property of the Association.

The foregoing statement of purposes shall be construed as a statement of both purposes and powers, and the purposes and powers stated in each clause shall, except where otherwise expressed, be in no wise limited or restricted by any 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 above statements of purposes and powers, this 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 purposes of this Association.

**ARTICLE V**  
**MEMBERSHIP**

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.

**ARTICLE VI**  
**BOARD OF DIRECTORS**

The affairs of this Association shall be managed by a Board of Five (5) Directors, who need not be members of the Association. The number of directors may be changed by amendment of the By-Laws of the Association. The names and addresses of the persons who are to act in the capacity of directors until the selection of their successors are:

<b><u>NAME</u></b>	<b><u>ADDRESS</u></b>
James B. Bullitt	8383 Wilshire Blvd. Beverly Hills, CA 90211
Bernard E. McCune	8383 Wilshire Blvd. Beverly Hills, CA 90211
Irvin Sterman	8383 Wilshire Blvd. Beverly Hills, CA 90211
Charles J. Love	8383 Wilshire Blvd. Beverly Hills, CA 90211
Bernard L. McCune	8383 Wilshire Blvd. Beverly Hills, CA 90211

**ARTICLE VII**  
**INDEBTEDNESS**

The total indebtedness of this Association, including the principal amount of any mortgages or deeds of trust, outstanding at any one time shall not exceed One Hundred Thousand Dollars (\$100,000.00); provided that additional amounts may be authorized by the vote or written consent of members entitled to exercise not less than two-thirds (2/3) of the voting power of the membership.

## **ARTICLE VIII**

### **MERGERS AND CONSOLIDATIONS**

To the extent permitted by law, the Association may participate in mergers and consolidations with other corporations; provided that any such merger or consolidation shall have the approval (by vote or written consent) of members as required by the Corporations Code of the State of California.

## **ARTICLE IX**

### **AUTHORITY TO MORTGAGE**

No mortgage, deed of trust, pledge or other hypothecation of all or substantially all of the property, real or personal, of the Association shall be made unless approved by the vote or written consent of members entitled to exercise not less than a majority of the voting power of the membership.

## **ARTICLE X**

### **AUTHORITY TO DEDICATE**

The Association shall have the power to dedicate, sell or transfer all or any part of the property of the Association 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 approved by the vote or written consent of members entitled to exercise not less than two-thirds (2/3) of the voting power of the membership and an instrument in writing is signed by the Secretary of the Association certifying that such dedication or transfer has been approved by the required vote.

## **ARTICLE XI**

### **DISSOLUTION**

This Association is one which does not contemplate pecuniary gain or profit to the members thereof and it is organized solely [*sic*] for nonprofit purposes. Upon the dissolution and winding up of this Association, after paying or adequately providing for the debts and obligations of the Association, the remaining assets [*sic*] shall be distributed to a nonprofit 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; provided, however, that such nonprofit organization shall qualify for exemption from the payment of Federal income tax under the appropriate section of the Internal Revenue Code, as amended from time to time. In no event shall any corporate assets inure to the benefit of any person or individual or any members or directors of this Association.

## **ARTICLE XII**

### **NONPROFIT LAWS**

This Association is organized pursuant to the General Nonprofit Corporation Law of the State of California. The funds of this Association, regardless of the source thereof, shall be used exclusively in the promotion of the business and purposes of the Association in such manner as the Board of Directors may from time to time determine. No part of the net earnings, if any, of this Association shall be distributed to or inure to the benefit of any of its members or to the benefit of any private individual.

## **ARTICLE XIII**

### **AMENDMENTS**

These Articles of Incorporation may not be amended without the vote or written consent of members entitled to exercise not less than three-fourths (3/4) of the voting power of the membership.

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 corporation, have executed these Articles of Incorporation this Twentieth day of January, 1977.

James B. Bullitt [signature]

James B. Bullitt

Bernard E. McCune [signature]

Bernard E. McCune

Irvin Serman [signature]

Irvin Serman

Charles J. Love [signature]

Charles J. Love

Bernard L. McCune [signature]

Bernard L. McCune

