

"If this document contains any restrictions based on race, color, religion, sex, familial status, marital status, disability, national origin, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.1 of the Government Code. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status."

Effective January 1, 2001 community associations are required to include this cover sheet on all governing documents (CC&Rs).

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ENDORSED
FILED

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

OCT 22 1975

MARCH LONG (U. Secretary of State

By JAMES E. HARRIS
Deputy

ARTICLES OF INCORPORATION

OF

PINE MOUNTAIN CLUB PROPERTY OWNERS

ASSOCIATION, INCORPORATED

I

The name of the corporation is PINE MOUNTAIN CLUB PROPERTY OWNERS ASSOCIATION INCORPORATED.

II

The purposes for which this corporation are formed are:

A. The specific and primary purpose is to own and to provide management, maintenance, preservation, and control of the contiguous or noncontiguous lots, parcels, or areas owned in common by the owners of the separately owned lots, parcels, or areas in the area known as Pine Mountain Club in Kern County, California.

B. The general purposes and powers are:

- (1) To provide for the improvement and maintenance of the roads, gateways, public easements, courts, parkways, grass plots, parking areas, waterways and other facilities of any kind dedicated to community use and other open spaces and ornamental features within the Pine Mountain Club, which now exist or which may hereafter be installed, erected, or constructed therein.
- (2) To make and perform contracts of every kind for any lawful purpose without limit.

as to amount, with any person, firm, association, corporation, municipality, state, government, or municipal or political subdivision.

- (3) 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.
- (4) To cooperate with the owners of all vacant or improved lots and plots now existing, or which hereafter shall exist, in said Pine Mountain Club in keeping them in good order and in a sightly condition, and in preventing their becoming a nuisance and a detriment to the beauty of the area and to the value of the property therein; and to take any action with reference to such vacant or improved lots and plots as may be necessary or desirable to keep them from becoming such nuisance and detriment.
- (5) To aid, and cooperate with, the members of this corporation and all property owners in said subdivision in the enforcement of such conditions, covenants, and restrictions on and appurtenant to their property as existing or as shall hereafter be approved by a majority vote of the members of the corporation, and to counsel with the Planning

Commission and the Supervisors of the County having jurisdiction in relation to any matter which may affect any portion of the subject property or owners or occupants thereof.

- (6) To arrange social and recreational functions for its members.
- (7) To carry on any activity whatsoever in this State or anywhere in the world, either as principal, agent, or partner, which this corporation may deem proper or convenient in connection with any of the foregoing purposes, or which may be calculated directly or indirectly to promote the interests of this corporation or its members.
- (8) To have and exercise all the rights and powers conferred on nonprofit corporations under the General Nonprofit Corporation Law of California, as such law is now in effect or may at any time hereafter be amended.

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 way 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.

III

This corporation is organized pursuant to the General Non-Profit Corporation Law of the State of California; is not organized, nor shall it be operated, for pecuniary gain or

profits, or dividends to the members thereof; and is organized solely for nonprofit purposes.

IV

The county in this State where the principal office for the transaction for the business of the corporation is located is Kern County.

V

A. The number of Directors of this corporation shall be nine (9).

B. The names and addresses of the persons who are to act in the capacity of Directors until the selection of their successors are:

<u>Name</u>	<u>Address</u>
Peter M. Appleton	2524 Beechwood Way, Frazier Park, California 93225
Daniel C. Jonuska	2524 Beechwood Way, Frazier Park, California 93225
John E. McBrady	2524 Beechwood Way, Frazier Park, California 93225
John R. Cohan	2524 Beechwood Way, Frazier Park, California 93225
Harry Eller-	2524 Beechwood Way, Frazier Park, California 93225
Patricia S.	
Westlund	2524 Beechwood Way, Frazier Park, California 93225
Kenneth E. Walsh	2524 Beechwood Way, Frazier Park, California 93225
Marguerite Pilj	2524 Beechwood Way, Frazier Park, California 93225
Frank S. Schmidt	2524 Beechwood Way, Frazier Park, California 93225

C. The Directors shall serve without compensation and no Director shall receive any pecuniary benefit from the corporation except reimbursement for his actual expenses incurred in connection with the business of the corporation.

D. The powers of this corporation shall be exercised, its property controlled, and its affairs conducted by the Board of Directors.

E. Any action required or permitted to be taken by the Board of Directors under any provision of law may be taken without a meeting, if all members of the Board shall individually or collectively consent in writing to such action. Such written consent or consents shall be filed with the minutes of the proceedings of the Board. Such action by written consent shall have the same force and effect as the unanimous vote of such Directors. Any certificate or other document filed under any provision of law which relates to action so taken shall state that the action was taken by the unanimous written consent of the Board of Directors without a meeting and that the Articles of Incorporation authorize the Directors to so act, and such statement shall be prima facie evidence of such authority.

VI

The authorized number, if any, and qualifications of members of the corporation, the different classes of membership, if any, the property, voting, and other rights and privileges of members, and their liability for dues and assessments and the method of collection, shall be as set forth in the Bylaws.

VII

Neither the Directors nor the members of the corporation shall be personally liable for the debts, liabilities, or obligations of the corporation.

VIII

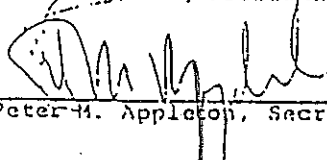
On the dissolution and winding up of this corporation, its assets remaining after payment of, or provisions for payment of, all debts and liabilities of this corporation, shall be distributed to a nonprofit organization having the same purposes as this corporation, or, in the absence of such nonprofit organization, to the County of Kern to be held in trust for use in connection with the development and improvement of the public areas in, and the area of, Pine Mountain Club.

IX

The name of the existing unincorporated association being incorporated is Pine Mountain Club Property Owners Association.

IN WITNESS WHEREOF, the undersigned, being the president and the secretary, respectively of PINE MOUNTAIN CLUB PROPERTY OWNERS ASSOCIATION the unincorporated association which is being incorporated hereby, have executed these Articles of Incorporation this 10th day of August, 1975.

John R. Cohan, President

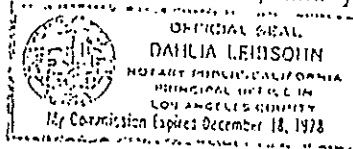

Peter M. Appleton, Secretary

STATE OF CALIFORNIA)
)
COUNTY OF LOS ANGELES)

ss.

On this 9th day of October, 1975 before me, DAHLIA HISSON, a Notary Public for the State of California, personally appeared John R. Cohan and Peter M. Appleton known to me to be the persons whose names are subscribed to the within Articles of Incorporation, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on the day and year first above written.



Dahlia Leisohn
Notary Public

AFFIDAVIT

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

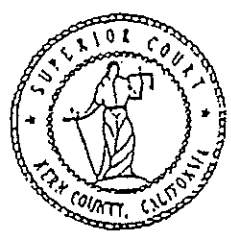
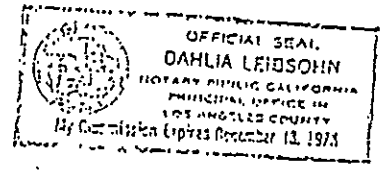
JOHN R. COHAN and PETER M. APPLETON, being first duly sworn, each for himself, deposes and says:

That JOHN R. COHAN is the president and that PETER M. APPLETON is the secretary of PINE MOUNTAIN CLUB PROPERTY OWNERS ASSOCIATION, the unincorporated association mentioned in the foregoing Articles of Incorporation; that said association has duly authorized its incorporation and has authorized the undersigned, as said officers, to execute the Articles of Incorporation.

John R. Cohan
Peter M. Appleton
Peter M. Appleton

Subscribed and sworn to before me this 8th day of October, 1975.

Dahlia Leisohn
Notary Public



THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED IS A FULL, TRUE AND CORRECT COPY OF THE ORIGINAL ON FILE AND OF RECORD IN MY OFFICE.

ATTEST
JUL 30 1981
GAIL S. ENSTAD County Clerk and Clerk of the Superior Court of the State of California, in and for the County of Los Angeles.

B. E. Lytle DEPUTY