

SECRETARY OF CALIFORNIA



OFFICE OF THE
SECRETARY OF STATE

I, EDMUND G. BROWN JR., 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

APR 20 1973



Edmund G. Brown Jr.
Secretary of State

700986

ARTICLES OF INCORPORATION
OF
THE VILLAGE CONDOMINIUM OWNERS' ASSOCIATION, INC.

Endorsed
FILED

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

APR 20, 1973

ARTICLE I

Name

The name of this corporation is:

THE VILLAGE CONDOMINIUM OWNERS' ASSOCIATION, INC. Deputy.

EDMUND G. BROWN, Jr., Secretary of State

Bill Holden

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

ARTICLE II

Nonprofit

This corporation is organized pursuant to the General Non-profit Corporation Law of the State of California.

ARTICLE III

Principal Office

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

ARTICLE IV

Purpose and Powers

The purposes for which the Association is formed are:

(1) The specific and primary purpose is to provide for the maintenance, preservation and architectural control of the Condominiums and common area within the real property described as:

Tract 31193, as shown by map on file
in Book 825, pages 11 and 12, of
Maps, Records of Los Angeles County,
California.

together with any additional real property which may be subject by covenants of record to assessment by the Association,

(2) The general purposes and powers are:

(a) To fix, levy, collect and enforce payment by any lawful means, all charges or assessments due to the 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 any property owned by the Association;

(b) 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;

(c) 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

(d) 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..

ARTICLE V

Membership

Every person or entity who is a record owner of a Condominium 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 condominium which is subject to assessment by the Association. Ownership of such Condominium shall be the sole qualification for membership.

ARTICLE VI

Voting Rights

The voting and other rights and privileges of members, and their liability for dues and assessments and the method of collection thereof, shall be as set forth in the By-Laws of the Association, except as specifically provided for hereinafter:

ARTICLE VII

Liabilities

The maximum amount of indebtedness or liability, direct or contingent, to which this Association may be subject at any one time shall not exceed \$20,000.00 for its first twelve (12) calendar months of operation, and thereafter shall not exceed 150 percent of its assessments for such twelve (12) month period, provided that additional indebtedness or liability may be authorized by the assent of members representing two-thirds (2/3) of the voting power of the Association.

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:

NAME	ADDRESS
JOEL R. LANDAU	310 No. San Vicente Blvd. Los Angeles, Calif. 90048
PANCHO HUNT	310 No. San Vicente Blvd. Los Angeles, Calif. 90048
CHARLES B. BLUE	310 No. San Vicente Blvd. Los Angeles, Calif. 90048
LYNNE SHIRLEY	310 No. San Vicente Blvd. Los Angeles, Calif. 90048
SHARON D. BLOSS	310 No. San Vicente Blvd. Los Angeles, Calif. 90048

ARTICLE IX

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 the entire membership.

ARTICLE X

Authority to Dedicate

The Association shall have power to dedicate, sell or transfer all or any part of the 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 XI

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 distributed to the Recreation Department of the City of Redondo Beach, 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 distribution 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 XII

Duration

The Association shall exist perpetually.

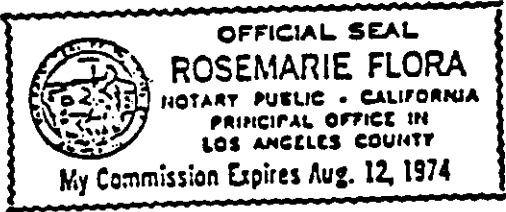
[Signature]
[Signature]
Charles B. Blue
[Signature]
Sharon D. Blue

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

On this 16th day of April, 1973, before me,
a Notary Public in and for said County and State, personally
appeared Charles B. Blue, Sharon D. Blue, James I. Shirley,
and [Signature]
known to me to be the persons whose names are subscribed in
the foregoing Articles of Incorporation, and acknowledged to
me that they executed the same.

WITNESS my hand and official seal.

[Signature]
Notary Public
in and for said County and State



[SEAL]