

PPY

975569

MU  
FILED  
In the office of the Secretary of State  
of the State of California  
FEB 19 1980  
MARCH JOHN ELL Secretary of State  
by *Blaine J. Carroll*  
Deputy

ARTICLES OF INCORPORATION  
OF  
SAUNDERS PARK VILLA ASSOCIATION

I

The name of this corporation is SAUNDERS PARK VILLA ASSO-  
CIATION.

II

A. This corporation is a nonprofit mutual benefit corpo-  
ration 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.

3

B. The specific purpose of this corporation is to provide  
for maintenance, preservation and architectural control of the  
residential lots and common area within that certain tract of  
property described as:

Tract 4183, as per map recorded in Book 29,  
Pages 105, 106, of Maps, in the Office of  
the County Recorder, County of Kern, on the  
27th day of September, 1979.

III

The name and address in the State of California of this  
corporation's initial agent for service of process is: Charles  
R. Klissen, residing at 104 Lake Street, Bakersfield, California.

#### IV

##### MEMBERSHIP

Every person or entity who is a record owner of a fee or undivided fee interest in any Lot which is subject by covenants of record to assessment by the Association, including contract sellers, shall 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. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment by the Association.

#### V

##### VOTING RIGHTS

The Association shall have two classes of voting membership:

Class A. Class A member(s) shall be all Owners, with the exception of the Declarant, and shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any Lot.

Class B. The Class B member(s) shall be the Declarant (as defined in the Declaration), and shall be entitled to three (3) votes for each Lot owned. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs earlier:

(a) when the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership; or

(b) two years from the date of the issuance of the most recent Public Report for a phase of the overall development; or

(c) on January 1, 1982.

## VI

### AMENDMENTS

Except as otherwise provided herein, the provisions of these Articles may be amended, altered, changed, added to, repealed, abandoned, terminated and/or replaced by an instrument in writing signed and acknowledged by record Owners holding seventy-five (75%) percent of each Class of votes hereunder.

If the two-class voting structure is no longer in effect because of the conversion of Class B to Class A, these Articles may be amended by the vote or written consent of Owners representing a seventy-five (75%) percent majority of the total voting power of the Homeowners' Association, including at least a majority of the votes of Owners other than Declarant.

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 14<sup>th</sup> day of November, 1979.

Charles R. Klassen  
CHARLES R. KLASSEN

Twilla J. Klassen  
TWILLA J. KLASSEN

James H. Elison  
JAMES H. ELISON

Sally E. Elison  
SALLY E. ELISON

ACKNOWLEDGMENTS

STATE OF CALIFORNIA

COUNTY OF Kern

ss.

ON November 14 19 79

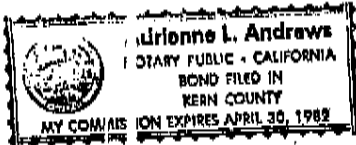
before me, the undersigned, a Notary Public in and for said State, personally appeared

CHARLES R. KLASSEN, TWILLA J. KLASSEN,

JAMES H. ELISON and SALLY E. ELISON

known to me,  
to be the persons whose names are subscribed to the within instrument,  
and acknowledged to me that they executed the same.

WITNESS my hand and official seal



*Adrienne L. Andrews*

Notary Public in and for said State.

ACKNOWLEDGMENTS - Notary Public Form No. 100 - Rev. 5/74