

ARTICLES OF INCORPORATION
of
TIMBER COVE HOMES ASSOCIATION

I

The name of this corporation is:
TIMBER COVE HOMES ASSOCIATION

II

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

(a) The specific and primary purposes for which the corporation is formed are to interpret and enforce certain of the conditions, restrictions, covenants, reservations, easements, liens and charges set forth in the DECLARATION OF CONDITIONS, COVENANTS, RESTRICTIONS, EASEMENTS AND CHARGES AFFECTING THE REAL PROPERTY KNOWN AS TIMBER COVE PROPERTIES, INC., UNIT ONE, which was recorded in the official records of the County of Sonoma, State of California, on September 14, 1961, in Book 1845, Page 484, and in the DECLARATION OF CONDITIONS, COVENANTS, RESTRICTIONS, EASEMENTS AND CHARGES AFFECTING THE REAL PROPERTY KNOWN AS TIMBER COVE PROPERTIES, INC., UNIT TWO, which is hereafter to be recorded in the official records of the County of Sonoma, State of California, with respect to the real property commonly known as Timber Cove Properties, Inc. Unit Two; said primary purpose includes but is not limited to, the following:

(1) To acquire, erect, construct, light, improve and maintain streets and such ornamental features and land and beach areas as the corporation deems desirable for the general use of the owners of lots or building sites in said property.

(2) To care for vacant and unimproved lots in said property, remove and destroy any unsightly and obnoxious things therefrom, and to do any other things and perform any other things and perform any labor necessary or desirable in the judgment of the corporation to keep the property and the land contiguous thereto neat and in good order.

(3) To sweep, clean and sprinkle the streets within and bordering upon and adjacent to said property; and collect and dispose of street sweepings, garbage, rubbish, and the like from said property, and to construct, maintain and keep in repair fire hydrant and mains, sewers and any sewage disposal systems, but only to the extent deemed necessary or desirable by the corporation.

(4) To pay taxes and assessments, if any, which may be levied by any governmental authority upon streets and parks in said property, and maintained and lands used or

acquired for the general use of the owners of lots or building sites within said property, including taxes and assessments, if any, which may be levied by any governmental authority on entrance gateways, ornamental fences, fountains, and other ornamental featured, whether taxed or assessed as a part thereof, or separately, and on any property of the corporation or which may be held in trust for the corporation.

(5) To pay for the examination and approval or disapproval of plans, specifications, color schemes, block plans and grading plans, as provided in Clause V of said Declarations, and for such supervision of construction and inspection as may be required to insure compliance therewith, including the services of architects and other persons employed to examine and advise upon such plans, specifications, color schemes, block plans, and grading plans.

(6) To enforce charges, restrictions, conditions and covenants existing upon and created for the benefit of said real property over which the corporation has jurisdiction; to pay all expenses incidental thereto; to enforce the decisions and rulings of the corporation having jurisdiction over any of said property; to pay all of the expenses in connection therewith; and to reimburse the corporation for all costs and expenses incurred or paid by it in connection with the enforcement or attempted enforcement of any of the conditions, covenants, restrictions, liens, charges or terms set forth in the Declarations.

(7) To do any and all lawful things and acts which the corporation at any time, and from time to time, shall in its uncontrolled discretion, deem to be to the best interests of said property and the owners of the building sites thereon, and to pay all costs and expenses in connection therewith.

(8) To collect the charges or assessments provided for in said Declarations; to pay all expenses in connection therewith, and all and other expenses incident to the conduct of the business of the corporation, and all licenses, franchise taxes, and governmental charges levied or imposed upon or against the property of the corporation.

(9) To maintain and generally care for the beach area south of Timber Cove Inn, said beach area to be available for the use of property owners; title to which is held by Declarant.

(b) To engage in all lawful activities and operations usually and normally engaged in by a homeowners association.

(c) To possess and exercise all of the powers conferred by law upon nonprofit corporations and to have all other powers and to do all other acts necessary or incidental to the administration of the affairs and for carrying out the purposes of this corporation, including, without limitation, any or all of the following acts or things;

(1) To buy, lease, rent or otherwise acquire, held for use, own, enjoy, sell, exchange, lease as lessor, mortgage, deed in trust, pledge, encumber, transfer upon trust, or otherwise dispose of any and all kinds of property, whether real, personal or mixed, and including 'shares of stock, bonds or securities of other corporations, and wherever situated;

(2) To receive property by devise or bequest, subject to the laws regulating the transfer of property by testamentary disposition; to act as trustee under any trust and to receive, hold, administer and expend funds and property subject to any such trust;

(3) To borrow money and to contract debts; to issue bonds, notes and other evidences of indebtedness and to secure the same by any or all of the property of this corporation, or to issue the same unsecured;

(4) To enter into, make, perform and carry out partnerships, joint ventures and contracts of every kind for any lawful purpose and without limit as to amount with any person, firm or corporation.

III

This corporation is organized pursuant to the General Nonprofit Corporation Law of the State of California. Nothing contained in the foregoing statement of purposes shall be construed to authorize this corporation to carry on any activity for the profit of its members, or to distribute any gains, profits or dividends to any of its members as such except upon dissolution or winding up.

IV

The county in the State of California where the principal office for the transaction of the business of this corporation is to be located is Sonoma County.

V

The number of Directors of this corporation shall be three. The names and addresses of the persons who are appointed to act as Directors until the selection of their successors are as follows;

<u>Names</u>	<u>Addresses</u>
RICHARD V. CLEMENTS, Jr.	Timber Cove, Northcoast Hwy Fort Ross, Jenner, CA
C.R.E. SMITH	6281 Aspinwall Rd Oakland, CA
DORIS RANSOM	4045 La Cresta Ave Oakland, CA

VI

The authorized number and qualifications of the members of this corporation, the different classes of membership, the voting and other rights and privileges of membership, and the obligations of members shall be set forth in the By-Laws of this corporation.

VII

This corporation is not a successor to previously existing unincorporated association.

IN WITNESS THEREOF, for the purpose of forming this corporation under the laws of the State of California, we, the undersigned, constituting the incorporators of this corporation and the persons named hereinabove as its first directors, have executed these Articles of Incorporation this 4th day of December, 1964.

Richard V.Clements

C.R.E.Smith

Doris Ransom

STATE OF CALIFORNIA)
) ss
COUNTY OF ALAMEDA)

On this 4th day of December, 1964, before me, the undersigned, a Notary Public in and for said State, personally appeared RICHARD V. CLEMENTS, Jr., C.R.E.SMITH and DORIS RANSOM, known to me to be the persons whose names are subscribed to the foregoing Articles of Incorporation and acknowledged to me that they executed the same.
WITNESS my hand and official seal.
