

State  
of  
California  
SECRETARY OF STATE'S OFFICE

CORPORATION DIVISION

1873889

I, *TONY MILLER*, Acting Secretary of State of the State of California, hereby certify:

That the annexed transcript has been compared with the corporate 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

SEP 29 1994



*Tony Miller*  
Acting Secretary of State

1873889

ENDORSED  
FILEDIn the office of the Secretary of State  
of the State of California

ARTICLES OF INCORPORATION  
OF  
SURFCREST CORPORATION

SEP 29 1994

ARTICLE I  
NAME

TONY MILLER  
Acting Secretary of State

The name of the corporation (hereafter called the  
"Association") is:

SURFCREST CORPORATION

ARTICLE II  
AGENT FOR SERVICE OF PROCESS

The name of this corporation's initial agent for  
service of process in the State of California is Richards, Watson  
& Gershon, a professional corporation.

ARTICLE III  
NONPROFIT STATUS AND PRINCIPAL PURPOSE

This corporation is a nonprofit mutual benefit  
corporation 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.

ARTICLE IV  
ADDITIONAL PURPOSES AND POWERS

This Association does not contemplate pecuniary gain or  
profit to the members thereof, and the specific primary purposes  
for which it is formed are to provide for maintenance,  
preservation and architectural control of that certain  
residential project described as:

Parcel 1: Lots 1 through 19, inclusive, of  
Tract 14647 in the City of Huntington Beach,  
County of Orange, State of California, as per  
map recorded on February 7, 1994, in Book  
707, pages 1 through 4, inclusive of Miscel-  
laneous Maps, in the office of the County  
Recorder of Orange, County, California,  
referred to hereinafter as "Residential Lots"  
or "Lots."

Parcel 2: Lots A, D and E of Tract 14647,  
in the City of Huntington Beach, County of

Orange, State of California, as per map recorded on February 7, 1994, in Book 707, pages 1 through 4, inclusive of Miscellaneous Maps, in the office of the County Recorder of Orange County, California, referred to hereinafter as "Common Area,"

and any additions thereto as may hereafter be brought within the jurisdiction of the Association by annexation as provided in Article XI hereof,

and to promote the health, safety and welfare of the residents within the above-described property.

In furtherance of said purposes, this Association shall have power to:

(a) Perform all of the duties and obligations, and exercise all of the powers, of the Association as set forth in that certain Declaration of Covenants, Conditions and Restrictions, hereinafter called the "Declaration", applicable to the property and recorded or to be recorded in the office of the County Recorder of Orange County, California, and any amendments thereof;

(b) Fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all office and other expenses incidental to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association;

(c) Borrow money, and only with the assent (by vote or written consent) of members holding two-thirds (2/3) of the voting power of the Association, excluding the votes of Declarant, as that term is defined in the Declaration, mortgage, pledge or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred if such a vote is required by the Declaration;

(d) Participate in mergers and consolidations with other nonprofit corporations organized for the same purposes or annex additional residential property and common area, provided that any merger, consolidation or such annexation shall have the assent by vote or written assent of members holding two-thirds (2/3) of the voting power of the Association, excluding the votes of Declarant.

Notwithstanding any of the above statements of purposes and powers, this corporation shall not, except to an insubstantial degree, engage in any activities or exercise any powers that are not in furtherance of the specific purpose of this corporation.

ARTICLE V  
MEMBERSHIP

Every person or entity who is a record owner of a residential 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.

ARTICLE VI  
VOTING RIGHTS

The Association shall have two classes of voting membership:

Class A. Class A members shall be all Owners with the exception of the Declarant, as defined in the Declaration, and shall be entitled to one (1) 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 among themselves determine, but in no event shall more than one (1) vote be cast with respect to any Lot.

Class B. The Class B members 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 any of the following events, whichever occurs earlier;

(a) Two (2) years from the date of the first conveyance to an Owner of a Lot within the most recent phase of the overall development; or

(b) Four (4) years from the date of the first conveyance to an Owner of a Lot within the real property described in Article IV hereof.

ARTICLE VII  
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 names and addresses of the persons who are to act in the capacity of directors until the selection of their successors are:

James Lockington

520 Broadway, Suite 100  
Santa Monica, California 90401

Steve Howell	520 Broadway, Suite 100 Santa Monica, California 90401
H. Bill Ehrlich	520 Broadway, Suite 100 Santa Monica, California 90401
Desmond Bunting	520 Broadway, Suite 100 Santa Monica, California 90401
Adam Browning	520 Broadway, Suite 100 Santa Monica, California 90401

At the first annual meeting and at each annual meeting thereafter, the members shall elect five (5) directors, at least one of whom shall be elected solely by the Class A members. All directors shall be elected for a term of one year. At all times, at least 20% of the incumbents on the Board of Directors shall have been elected solely by the Class A members.

ARTICLE VIII  
DISSOLUTION

Upon dissolution of the Association, the assets of the Association shall be distributed to the then Members of the Association and the mortgagees of their respective Residential Lots within Tract 14647, and properties annexed thereto, as their interests may appear.

ARTICLE IX  
DURATION

The corporation shall exist perpetually.

ARTICLE X  
AMENDMENTS






Amendment of these Articles shall require the assent (by vote or written consent) of at least a bare majority of the Board of Directors, a bare majority of the voting power of each class of members, so long as there are two classes of members, and of a bare majority of the voting power of the Association, including at least a bare majority of the voting power of members other than the Declarant, as that term is defined in the Declaration, thereafter.

ARTICLE XI  
ANNEXATIONS

The Association may, at any time and from time to time, annex additional residential lots and common areas to the property described in Article IV, and so add to its membership

under the provisions of Article V, provided that such annexations are made only in accordance with the provisions of the recorded Declaration of Covenants, Conditions and Restrictions, and amendments thereto, if any, applicable to the property described in Article IV hereof. Such additions, when properly made under the applicable covenants, shall extend the jurisdiction, function, duties and membership of this Association to such property. Where the applicable covenants require that certain additions be approved, such approval must have the assent of two-thirds (2/3) of members 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 directors of this Association, have executed these Articles of Incorporation this 28 day of September, 1994.

  
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STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF Los Angeles )

On September 28, 1994, before me, Fay D. Mathews,  
Notary Public, personally appeared James Lockington, Steve Howell,  
H. Bill Ehrlich, J. Desmond Bunting, Adam Browning

~~personally known to me (or proved to me on the basis of~~  
~~satisfactory evidence)~~ to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that  
he/she/they executed the same in his/her/their authorized  
capacities, and that by his/her/their signature(s) on the  
instrument, the person(s), or the entity upon behalf of which the  
person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature [Handwritten Signature]  
Notary Public

