

DEC - 4 2006

**ARTICLES OF INCORPORATION FOR  
JULIAN ESTATES PROPERTY OWNERS ASSOCIATION**

**ARTICLE 1 - NAME**

The name of this corporation is Julian Estates Property Owners' Association (hereinafter referred to as the "Association").

**ARTICLE 2 - PURPOSE AND POWERS**

The purposes for which the corporation is formed are as follows:

- (a) 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, other than credit union business, for which a corporation may be organized under such law.
- (b) The corporation is formed as an association to manage a common interest development under the Davis-Stirling Common Interest Development Act (California Civil Code section 1350 et seq.).
- (c) The specific and primary purpose of the corporation is to act as a "management body" for the enforcement of all governing documents in Julian Estates in Julian, San Diego County, California.
- (d) The corporation may also exercise the powers granted to a nonprofit mutual benefit corporation enumerated in section 7140 of the Corporations Code. In addition, the corporation may exercise the powers granted to an association by section 383 of the Code of Civil Procedure and the powers granted to the Association in the Davis-Stirling Common Interest Development Act (Civil Code section 1350 et seq.).

The foregoing clauses concerning the purposes of the corporation shall be considered as a statement of both purposes and powers; and the purposes and powers in each clause shall, except where otherwise expressed, be in no manner limited or restricted by reference to or inference from the terms or provisions of any other clause, but shall be regarded as independent purposes and powers.

### **ARTICLE 3 - RESTRICTIONS ON ACTIVITY**

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

### **ARTICLE 4 - INFORMATION REGARDING COMMON INTEREST DEVELOPMENT**

The address of the business or corporate office of the Association is 908 Wild Rose Road, Julian, California 92036. This office is on site.

### **ARTICLE 5 - AGENT**

The name and address in the State of California of this corporation's initial agent for service of process is:

Cheryl S. Brown, President  
Julian Estates Property Owners' Association  
908 Wild Rose Road  
Julian, California 92036

### **ARTICLE 6 - BYLAWS**

The rights of members, number of members, and manner of election of the Board of Directors and all other matters concerning the operation and governance of the corporation shall be as set forth in the Bylaws and other Governing Documents.

### **ARTICLE 7 - DISSOLUTION**

On the dissolution of the corporation, the assets of the corporation remaining after payment, or provision for payment, of all debts and liabilities of the corporation, shall be distributed to the Owners (as defined in the Restated Declaration) of the separate interests in Julian Estates, as their interests may appear.

### **ARTICLE 8 - AMENDMENTS**

Amendments to these Articles of Incorporation shall require the assent (by vote or written consent) of members representing a majority or more of the voting power of the corporation.

## ARTICLE 9 - MEMBERSHIP

Every person or entity who is a record owner of a fee or undivided fee interest in any separate interest which is subject by covenants of record to assessment by the corporation shall be a member of the corporation. 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 separate interest which is subject to assessment by the corporation.

## ARTICLE 10 - PRIOR NAME

The name of the existing unincorporated association, now being incorporated by the filing of these Articles, is Julian Estates Property Owners Association.

IN WITNESS WHEREOF, for the purposes of forming this corporation under the laws of the State of California, the undersigned has executed these Articles of Incorporation this 16<sup>th</sup> day of November 2006.

Cheryl S. Brown, President  
(Name)  
Julian Estates Property Owners Association  
Incorporator

Mary Lou Jones, Secretary  
(Name)  
Julian Estates Property Owners Association  
Incorporator

## DECLARATION

Cheryl S. Brown and Mary Lou Jones declare under penalty of perjury under the laws of the State of California that they are the President and Secretary, respective, of **Julian Estates Property Owners Association, Inc.** the incorporated association referred to in the Articles of Incorporation to which this declaration is attached and that said association has duly authorized its incorporation by means of said Articles.

Date: November 16, 2006

Cheryl S. Brown, President  
(Name and Title)

Mary Lou Jones, Secretary  
(Name and Title)