

1823844

**ENDORSED
FILED**
in the office of the Secretary of State
of the State of California
JUNE 6 1982
MARCH FONGEU, Secretary of State

ARTICLES OF INCORPORATION
OF
VALLEY RANCH HOMEOWNER'S ASSOCIATION

ARTICLE I
NAME

The name of the corporation; (hereinafter referred to as the "Association") is Valley Ranch Homeowner's Association.

ARTICLE II
PURPOSES OF THE ASSOCIATION

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 for which a corporation may be organized under such law.

B. This Association does not contemplate pecuniary gain or profit to the members thereof and the specific and primary purposes for which it is formed are to provide for management, administration, maintenance, preservation and architectural control of the residential lots within that certain real property situated in the County of Plumas, California known as Valley Ranch Estates, and to promote the health and welfare of all the residents within the above-described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association for this purpose, all according to that certain Declaration of Covenants, Conditions and Restrictions, hereinafter called the "Declaration" recorded or to be recorded with respect to said property in the Office of the Recorder of Plumas County.

ARTICLE III
NONPROFIT STATUS/DISSOLUTION

This Association is organized solely for nonprofit purposes, pursuant to Section 23701(t) of the Revenue and Taxation Code of the State of California and applicable provisions of the United States Internal Revenue Code, Section 528, as they may be amended from time to time. No part of the net earnings of this Association shall inure to the benefit of any private individual except as expressly provided in those Sections with respect to the acquisition, construction or provision for management, maintenance and care of the Association property, and other than by a rebate of excess membership dues, fees or assessments. In the event of the dissolution, liquidation or winding-up of the Association, upon or after termination of the project, in accordance with

provisions of the Declaration, its assets remaining after payment, or provision for payment, of all debts and liabilities of the Association shall be divided among and distributed to its members in accordance with their respective rights therein.

ARTICLE IV GOVERNANCE

The rights of members, number of members of 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 By-Laws.

ARTICLE V AGENT FOR SERVICE OF PROCESS

The name and address of this Association's initial agent for service of process is: Donald B. Barrett, 760 E. Sierra, Portola, California 96122

ARTICLE VI Limitations of Powers

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 the furtherance of the specific purposes of this corporation.

ARTICLE VII Amendments

These Articles may be amended only by the affirmative vote (in person or by proxy) or written consent of at least a bare majority of the governing body and at least a bare majority of the voting power of each class of Membership in the Association (of one (1) class of Membership if only one (1) class of Membership then exists) and at least a bare majority of the votes of Members other than the subdivider.

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 23 day of June, 1992.



DONALD B. BARRETT
INCORPORATOR