

Monday Feb 3
8 P.M.

ARTICLES OF INCORPORATION

OF

ROLLING HILLS COMMUNITY ASSOCIATION
OF RANCHO PALOS VERDES

KNOW ALL MEN BY THESE PRESENTS:

That we the undersigned, all of whom are residents of the State of California, have this day voluntarily associated ourselves together for the purpose of forming a non-profit corporation under Title XII, Part IV, Division First of the Civil Code of California, and we do hereby certify:

I.

That the name of the corporation shall be: "ROLLING HILLS COMMUNITY ASSOCIATION OF RANCHO PALOS VERDES," hereinafter sometimes referred to as "the Association."

II.

That it is a corporation which does not contemplate pecuniary gain or profit to the members thereof.

III.

That the purposes for which it is formed are:

(1) To purchase, construct, improve, repair, maintain, operate, own, and/or dispose of parks, parkways, playgrounds, open spaces and recreation areas, tennis courts, golf courses and/or club houses, swimming pools, bath houses, bathing beaches, boats, boat houses, boat landings, life rafts, life guards, life saving apparatus, hangars and fields for aircraft, band stands, dancing pavilions, casinos, places of amusement, hospitals, museums, aquariums, community buildings, community club houses, and, in general, community facilities appropriate for the use and benefit of its members and/or for the improvement and development of the property hereinafter referred to.

(2) To improve, light and/or maintain streets, roads, alleys, trails, bridle paths, courts, walks, gateways, fences, and ornamental features now existing or hereafter to be erected or created, fountains, shelters, comfort stations, and/or buildings and improvements ordinarily appurtenant to any of the foregoing, grass plots and other areas, trees and plantings within the lines of the streets immediately adjoining or within the property hereinafter referred to.

(3) To purchase, construct, improve, and/or maintain sewer systems, stormwater sewers, drains, and other utilities installed or to be installed upon said lands in connection therewith.

(4) To care for any lots and plots in said property, remove grass, weeds, and any unsightly or obnoxious thing therefrom, and to take any action with reference to such lots and plots as may be necessary or desirable in the opinion of the Board of Directors of this corporation, to keep the property neat and in good order; and to make and collect charges therefor.

(5) To provide for the sweeping, cleaning, and sprinkling of streets, collection and disposition of street sweepings, garbage, ashes, rubbish, and the like; and to make and collect charges therefor.

(6) To provide, so far as it may be lawful so to do, for community fire and/or police protection for the protection of all or any portion of the said property and/or the owners of said property and/or residents thereon.

(7) So far as it can legally do so, to grant franchises, rights-of-way, and easements for public utility or other purposes upon, over and/or under any of said property.

(8) To acquire by gift, purchase, lease or otherwise acquire and to own, hold, enjoy, operate, maintain, and to convey, sell, lease, transfer, mortgage and otherwise encumber, dedicate for public use and/or otherwise dispose of, real and/or personal property either within or without the boundaries of said property.

(9) To create, maintain, and operate a Department of Buildings which shall be in charge of a Building Commissioner named by the Board of Directors of said Association to serve at their pleasure, which Building Commissioner shall have full and sole authority to approve or disapprove in the name of said Association and to issue building permits for any and all plans, specifications or construction work of any kind within the jurisdiction of said Association, and shall inspect and supervise the construction of buildings and structures in or upon said property in accordance with the powers and rights conferred upon it by virtue of any restrictions or contractual agreements which may be placed upon or exist in connection with any of said property; to provide for the safety of building construction by establishing regulations for the granting of building permits, and for making and collecting a charge therefor, including such provisions as are usually contained in building codes; and to provide for light, air, sanitation, health, comfort, and convenience for the occupants of existing and/or hereafter erected buildings by establishing such regulations as are usually included in housing codes or zoning regulations.

(10) To keep records of building permits and/or other approvals or disapprovals made or issued by the Association and to keep books and records showing all charges, levies, and assessments made, and to furnish certified copies of any record which the Board of Directors may authorize to be furnished and, from time to time, to issue certificates of completion and compliance covering respective parcels of property with respect to which buildings, structures, and/or other improvements or changes have been made, all as provided in the restrictions, conditions, and covenants affecting said property or portions thereof; and to make and collect charges therefor.

(11) To enforce liens, charges, restrictions, conditions, and covenants existing upon and/or created for the benefit of parcels of real property over which said Association has jurisdiction and to which said parcels may be subject to the extent that this Association has the legal right to enforce the same; and to pay all expenses incidental thereto.

(12) To pay the taxes and assessments which may be levied by any public authority upon any property owned by, or subject to the control of, the Association, and which may be subject to assessment and taxation by any public authority.

(13) To establish or to make provision for the establishing of such boards, departments, or committees specified in or permitted by the By-Laws of the Association for the general welfare of the owners of said property or residents thereon, and to delegate to such board or boards such powers as the Association may lawfully delegate.

(14) To exercise such powers of control, interpretation, construction, consent, decision, determination, modification, amendment, cancellation, annulment, and/or enforcement of covenants, reservations, restrictions, liens, and charges imposed upon said property, as may be vested in, delegated to, or assigned to the Association, and such duties with respect thereto as may be assigned to and assumed by this Association.

(15) To approve and/or disapprove, as provided by restrictions, conditions and covenants affecting said property, plans and specifications for and/or location of fences, walls, poles and structures to be erected or maintained upon said property or any portion thereof, and to approve or disapprove the kind, shape, height, and material for same and/or the block plan indicating the location of such structures on their respective building sites and such grading plans as may be required, and to issue or refuse to issue permits for the same; to pay any and all expenses and charges in connection with the performance of any of said powers or the carrying out of any of said purposes; to supervise construction of any buildings or structures to the extent deemed necessary by the Board of Directors, and to establish rules therefor.

(16) To approve or disapprove of subdivisions or re-subdivisions of any of said property from time to time to the extent and in the manner that it may exercise such approval or disapproval as provided in restrictions, conditions and covenants affecting said property.

(17) To regulate and/or prohibit the erection, posting, pasting or displaying upon any of said property of bill-boards and/or signs of all kinds and character, and to remove and/or destroy all signs placed, erected or maintained upon said property without the authority of this Association, as provided in such restrictions, conditions, and covenants, as may affect the said property or any portion thereof.

(18) To fix, establish, levy, and collect annually such charges and/or assessments upon each and every lot or parcel of said property which may be subject to and in accordance with the restrictions, conditions, and covenants affecting said property; provided, that the amount of such annual charges or assessments shall be determined as provided in said restrictions, conditions, and covenants by the Board of Directors of this Association.

(19) To expend the moneys collected by this Association from assessments and charges and other sums received for the payment and discharge of costs, expenses, and obligations incurred by said Association in carrying out any or all of the purposes for which this Association is formed.

(20) Generally, to do any and all lawful things which may be advisable, proper, authorized, and/or permitted to be done by the Association under or by virtue of any restrictions, conditions, and/or covenants or laws affecting said property or any portion thereof (including areas now or hereafter dedicated to public use) and to do and perform any and all acts which may be either necessary for, or incidental to the exercise of any of the foregoing powers or for the peace, health, comfort, safety, and/or general welfare of owners of said property, or portions thereof, or residents thereon. In exercising any of said powers, the Board of Directors may, so far as may legally be done, follow the same procedure as followed by Boards of Trustees of cities of the 6th Class of the State of California, so far as same are not in conflict with any of the provisions contained in restrictions, conditions, and covenants affecting said property, and provided that such method of procedure may be discontinued at any time as to said property or any portion thereof or as to any portion of said property which is or shall be annexed to or become a part of an incorporated city.

(21) To borrow money and mortgage, pledge or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred and to do any and all things that a corporation organized under the said laws of the State of California may lawfully do when operating for the benefit of its members or the property of its members, and without profit to said Association.

All of the foregoing purposes and powers are to be carried into effect and exercised for the purpose of doing, serving and applying the things above set forth for the benefit of residents of any tract, and for the benefit of any tract over which the Association may be granted the powers above set forth by any declaration of establishment of restrictions or other instrument of conveyance, and which tract shall be more particularly described and set forth in the By-Laws of this Association.

IV.

That the principal office for the transaction of the business of the Association is to be located in the County of Los Angeles, State of California.

V.

That the number of directors of the Association shall be five (5), which number shall constitute the authorized number of directors until changed by amendment of these Articles, or by a by-law adopted by the members; and that the names and addresses of the persons who are appointed to act as the first directors of this Association are as follows:

A. E. Hanson	9435 Wilshire Boulevard, Beverly Hills, California;
George Martinson	1175 Subway Terminal Building, Los Angeles, California;
L. M. Delsasso	1175 Subway Terminal Building, Los Angeles, California;
M. Kessler	1175 Subway Terminal Building, Los Angeles, California;
L. K. Collins	1175 Subway Terminal Building, Los Angeles, California;

VI.

The voting powers and property rights and interests of the members shall be unequal, and shall be based upon the number of building sites of which the member is the legal or equitable owner, as said building sites may be described and defined in any declaration of establishment of restrictions covering the tract of land described in the By-Laws, and of which the member's lot or parcel is a part. The description and definition of a building site or building sites set forth in such declaration of establishment of restrictions shall be incorporated in and made a part of the By-Laws as further evidence and definition of the voting powers and property rights and interests of the members.

Each member of this Association shall have the right to cast as many votes at any meeting of the members of this Association as the number of building sites to which, as shown by the records of this Association, he holds the legal or equitable title and/or contract of purchase; provided, however, that no person or corporation holding title as security for the payment of money or performance of other obligations shall have the right to vote by reason thereof; and provided further, that when the legal or equitable title to, or contract for the purchase of, a building site is vested in or is in the name of two or more persons in joint tenancy or otherwise, the several owners or contract owners or purchasers of said building site shall collectively be entitled to but one (1) vote, which vote may be cast in the manner provided by the By-Laws of this Association.

Each member of this Association shall have such an interest in all of the property owned by the Association as is represented by the ratio of the number of his votes to the total number of votes of all of the members of this Association, provided, however, that during the continuance and life of this Association, and renewals thereof, no dividends shall be paid or be payable to any member, and no member of this Association shall have the right of distribution of any real or personal property held by or in the possession or control of this Association, provided, however,

that persons who are members of this Association at the time of its dissolution may upon said dissolution be and become entitled to such property as may be owned by this Association, and as may be subject to distribution among its members in proportion to their interests and property rights as above determined and according to the law then in force and effect.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 24th day of April, 1936.

A. E. HANSON

GEORGE MARTINSON

L. M. DELSASSO

M. KESSLER

L. K. COLLINS

STATE OF CALIFORNIA,)
) s.s.:
COUNTY OF LOS ANGELES,)

On this 30th day of April, 1936, before me,
ELGIA V. HURLBURT, a Notary Public in and for the County
of Los Angeles, State of California, personally appeared
A. E. HANSON, GEORGE MARTINSON, L. M. DELSASSO, M. KESSLER
and L. K. COLLINS, known to me to be the persons whose
names are subscribed to the within instrument, and who
acknowledged to me that they executed the same.

ELGIA V. HURLBURT
Notary Public in and for the County
of Los Angeles, State of California

(SEAL)

Original Articles of Incorporation filed in the office
of the Secretary of State of the State of California on
May 1, 1936, and copy thereof filed in the office of the
County Clerk of Los Angeles County on May 4, 1936.