



# State of California

OFFICE OF THE SECRETARY OF STATE

## CORPORATION DIVISION

I, *MARCH FONG EU*, 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

NOV 19 1986



*March Fong Eu*

Secretary of State

Copy

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ARTICLES OF INCORPORATION  
OF

RANCHO HIGHLANDS COMMUNITY ASSOCIATION

FILED  
In the office of the Secretary of State  
of the State of California

NOV 13 1986

*March Fong Ee*  
MARSH FONG Ee, Secretary of State

ARTICLE I

NAME

1.1 The name of this corporation is RANCHO HIGHLANDS  
COMMUNITY ASSOCIATION.

ARTICLE II

PURPOSES

2.1 This corporation is a nonprofit, mutual benefit  
corporation organized under the Nonprofit Mutual Benefit Corpora-  
tion Law. The ~~purpose~~ purpose of this corporation is to engage in  
any lawful act or activity for which a corporation may be orga-  
nized under the Nonprofit Mutual Benefit Corporation Law.

2.2 The specific purpose for which this corporation is  
formed is to act as a homeowners association within the meaning  
of Section 528 of the Internal Revenue Code of 1954, as amended,  
and of Section 23701(t) of the California Revenue and Taxation  
Code, as amended, for that certain master planned development  
known as "Rancho Highlands," located in the County of Riverside,  
State of California.

2.3 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 III

##### AGENT FOR SERVICE OF PROCESS

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

Dennis Chiniaeff  
c/o Kaiser Development Company  
27405 Ynez Road/Temecula  
Rancho California, California 92390

#### ARTICLE IV

##### DIRECTORS

4.1 The names and addresses of the persons who are appointed as first Directors of this corporation are:

<u>Dan Braun</u>	27405 Ynez Road/Temecula Rancho California, California 92390
<u>Michael R. Walsh</u>	27405 Ynez Road/Temecula Rancho California, California 92390
<u>Dennis Chiniaeff</u>	27405 Ynez Road/Temecula Rancho California, California 92390

The Directors designated above, or any Directors selected prior to the first election of Directors by the Members of this corporation, shall act as such only until such first election. The number of Directors of this corporation shall be set

forth in the By-Laws of this corporation and such number may be changed by amendment to such By-Laws.

#### ARTICLE V

##### AMENDMENTS

5.1 So long as the two-class voting structure provided for in the By-Laws shall remain in effect, these Articles may be amended only by the vote or written assent of fifty-one percent (51%) of the voting power of each class of Members and fifty-one percent (51%) of the members of the Board of Directors. At such time as the Class B membership shall cease and be converted to Class A membership, as set forth in the By-Laws, amendments to these Articles shall be enacted by requiring the vote or written assent of:

(a) Fifty-one percent (51%) of the voting power of the corporation;

(b) Fifty-one percent (51%) of the votes of Members, other than the Declarant (as defined in the Declaration); and

(c) Fifty-one percent (51%) of the members of the Board of Directors.

Notwithstanding the foregoing, the percentage of a quorum of the Members, or of the Members other than the Declarant, necessary to amend a specific provision in these Articles shall

not be less than the prescribed percentage of affirmative votes required for action to be taken under said provision.

IN WITNESS WHEREOF, the undersigned, constituting all of the first Directors, have executed these Articles of Incorporation this 11th day of November, 1986.

Dan Braun  
Dan Braun

Michael R. Walsh  
Michael R. Walsh

Dennis Chiniacoff  
Dennis Chiniacoff

We declare that we are the persons who executed the above Articles of Incorporation, and that this instrument is our act and deed.

Dan Braun  
Dan Braun

Michael R. Walsh  
Michael R. Walsh

Dennis W. Chiniacoff  
Dennis Chiniacoff