



# 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

JAN 17 1989



*March Fong Eu*

Secretary of State

1454135

ENDORSED  
FILEDin the office of the Secretary of State  
of the State of California

## ARTICLES OF INCORPORATION

OF

JAN 11 1989

## THE MORENO VALLEY RANCH COMMUNITY ASSOCIATION

MARCH FONG EU, Secretary of State

The undersigned Incorporator hereby executes, acknowledges and submits for filing the following ARTICLES OF INCORPORATION for the purpose of forming a corporation under the Nonprofit Mutual Benefit Corporation Law of the State of California:

## ARTICLE I

NAME

The name of this corporation shall be THE MORENO VALLEY RANCH COMMUNITY ASSOCIATION.

## ARTICLE II

PURPOSES

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. The specific purpose for which this corporation is organized is to operate and manage a community association. This corporation may exercise the powers granted to a nonprofit mutual benefit corporation as enumerated (i) in Section 7140 of the California Corporations Code, (ii) in Section 374 of the California Code of Civil Procedure and (iii) pursuant to the Davis-Sterling Common Interest Development Act (California Civil Code Section 1350, et. seq.), as the same may from time-to-time be amended.

## ARTICLE III

NONPROFIT LAWS

This corporation is organized under the Nonprofit Mutual Benefit Corporation Law of the State of California and no part of the net earnings of the corporation shall inure to the benefit of any member or individual. Nothing contained in the foregoing statement of purposes shall be construed to authorize this corporation to carry on any activity for the profit of its members, or to distribute any gains, profits, or dividends to any of its members as such, except upon dissolution or winding up, or to engage, except to an insubstantial degree, in any activities

which are not in furtherance of the specific and primary purposes of this corporation.

#### ARTICLE IV

##### AGENT FOR SERVICE OF PROCESS

The name and address in this state of the initial agent for service of process for this corporation is:

L. Joseph Kepner  
c/o The Warmington Company  
650 Town Center Drive - Suite 400  
Costa Mesa, California 92626

#### ARTICLE V

##### DIRECTORS

1. The number of the directors of this corporation shall be seven (7).
2. Any directors selected prior to the first annual election of the directors of this corporation shall act as such only until said first annual election, at which time the continuance of said directors, or any thereof, or the selection of any new director or directors shall be determined in accordance with the Community Declaration and Community Bylaws.

#### ARTICLE VI

##### AMENDMENT

These Articles of Incorporation shall not be amended unless such amendment is first adopted: (1) by a majority of the Community Board; and (2) by a majority of voting power of the corporation; and (3) by a majority of all Community Members other than the Declarant.

IN WITNESS WHEREOF, for the purpose of forming this corporation, the undersigned, constituting the Incorporator, has executed these Articles of Incorporation this 9th day of January, 1989.

  
Robert P. Warmington

I declare that I am the person who executed the foregoing Articles of Incorporation and that such instrument is my act and deed.

  
Robert P. Warmington