



Charter Point

COMMUNITY ASSOCIATION
P.O. BOX 4005 TUSTIN, CA. 92781

THE FOLLOWING DOCUMENTS ARE IN THIS PACKAGE:

- 1) ARTICLES OF INCORPORATION
- 2) BYLAWS
- 3) DECLARATION OF COVENANTS AND CONDITIONS
- 4) AMENDMENTS to DELCARATION OF PROTECTIVE
COVENANTS, CONDITIONS AND RESTRICTIONS
(12/17/74)
- 5) THIRD AMENDMENT to DECLARATION of COVENANTS,
COVENANTS, CONDITIONS and RESTRICTIONS
(4/18/75)



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COMMUNITY ASSOCIATION
P.O. BOX 4005 TUSTIN, CA. 92781

ARTICLES OF INCORPORATION

STATE OF CALIFORNIA



OFFICE OF THE SECRETARY OF STATE

I, *MARCH FONG EU*, Secretary of State of the State of California, hereby certify:

That the annexed transcript has been compared with the *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 6 1975



March Fong Eu

Secretary of State

741407

Endorsed

FILED

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

JAN 6 1975

MARCH EDWARD EU, Secretary of State

by *Bill Healy*
Deputy

ARTICLES OF INCORPORATION

OF

CHARTER POINT COMMUNITY ASSOCIATION, INC.

ONE: The name of this corporation, hereinafter called the "Association," is: CHARTER POINT COMMUNITY ASSOCIATION, INC.

TWO: The principal office for the transaction of the business of the Association is located in Orange County, State of California.

THREE: This Association is organized pursuant to the General Non-Profit Corporation Law of the State of California.

FOUR: The purposes for which the Association is formed are:

A. The specific and primary purposes for which it is formed are to provide for maintenance, preservation, and architectural control of the residence lots and all structures and improvements thereon within that certain tract of property, hereafter the "property," described as:

Lots 1 thru 21, inclusive, of Tract No. 8797, in the County of Orange, State of California, as per Map recorded in Book 350, pages 38 to 42, inclusive, of Miscellaneous Maps in the office of the County Recorder of said County.

B. The general purposes are:

(1) To promote the health, safety, and welfare of 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;

(2) To perform all of the duties and obligations of the Association as set forth in that certain Declaration of Covenants, Conditions and Restrictions, hereinafter called the "Declaration", applicable to the property and recorded or to be recorded in the Office of the Recorder for the County of Orange, State of California;

(3) To fix, levy, collect, and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes, or governmental charges levied or imposed against the property of the Association;

(4) To acquire (by gift, purchase, or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use, or otherwise dispose of real or personal property in connection with the affairs of the Association;

(5) To borrow money, mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(6) To participate in mergers and consolidations with other nonprofit corporations organized for the same

purposes, provided that any merger or consolidation shall have the assent by vote of two-thirds (2/3) of each class of members or by the written consent of all of the members;

(7) To have and to exercise any and all powers, rights, and privileges which a corporation organized under the General Nonprofit Corporation Law of the State of California by law may now or hereafter have or exercise.

C. The foregoing statement of purposes shall be construed as a statement both of purposes and powers, and purposes and powers in each clause shall be in no wise limited or restricted by reference to or inference from the terms or provisions of any other clause, but shall be broadly construed as independent purposes and powers. Notwithstanding any of the above statements of purposes and powers, the Association shall not, except to an insubstantial degree, engage in any activities or exercise any powers that are not in furtherance of the primary purposes of the Association.

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

SIX: The Association shall have two classes of voting membership:

A. CLASS A. Class A members shall be all Owners with the exception of the Declarant and shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any Lot.

B. CLASS B. The Class B member shall be the Declarant (as defined in the Declaration), and shall be entitled to three (3) votes for each Lot owned. The Class B membership shall cease and be converted to Class A membership on the happening of any of the following events, whichever occurs earliest:

(1) When the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership; or

(2) On December 31, 1977.

SEVEN: The affairs of this Association shall be managed by a Board of three (3) Directors, who need not be members of the Association. The number of directors may be changed by amendment of the Bylaws of the Association. The names and addresses of the persons who are to act in the capacity of

directors until the selection of their successors are:

<u>Name</u>	<u>Address</u>
ROB PARTIN	114 N. Lemon Street, Anaheim, California 92805
JOHN W. ULLOM	114 N. Lemon Street, Anaheim, California 92805
CRAIG PAGE	114 N. Lemon Street, Anaheim, California 92805

EIGHT: None of the activities of this Association shall consist of the carrying on of propoganda, or otherwise attempting, to influence legislation, nor shall this Association participate in, or intervene in (including the publishing or distributing of statements), any political campaign on behalf of any candidate for public office.

NINE: The property of this Association is irrevocably dedicated to charitable purposes and no part of the net income or assets of this organization shall ever inure to the benefit of any director, officer, or member thereof or to the benefit of any private persons. Upon the dissolution or winding up of the Association, its assets remaining after payment or provision for payment of all its debts and liabilities, shall be distributed to a nonprofit fund, foundation, or corporation which is organized and operated exclusively for charitable purposes and which has established its tax exempt status under Section 501(c)(3) of the Internal Revenue Code.

If this Association holds any assets in trust, such assets

shall be disposed of in such manner as may be directed by decree of the superior court of the county in which the Association has its principal office, upon petition therefor by the Attorney General or by any person concerned in the liquidation, in a proceeding to which the Attorney General is a party.

TEN: Amendment of these Articles shall require the assent (by vote or written consent) of members representing seventy-five percent or more of the voting power.

IN WITNESS WHEREOF, for the purpose of forming this Association under the laws of the State of California, we, the undersigned, constituting the incorporators of this Association, have executed these Articles of Incorporation this 6 day of January, 1975.

Rob Partin

 ROB PARTIN

John W. Ullom

 JOHN W. ULLOM

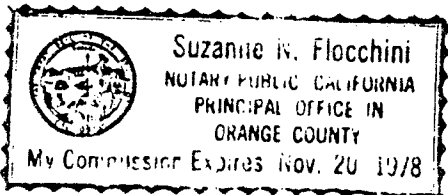
Craig Page

 CRAIG PAGE

STATE OF CALIFORNIA)
) ss.
 COUNTY OF ORANGE)

On this 6 day of January, 1975, before me, the undersigned, a Notary Public in and for the State of California, personally appeared ROB PARTIN, JOHN W. ULLOM and CRAIG PAGE, known to me to be the persons whose names are subscribed to these Articles of Incorporation, and acknowledged that they executed the same.

WITNESS my hand and official seal on the day and year first above written.



Suzanne W. Flocchini

 Notary Public in and for said State

**AMENDMENT TO ARTICLE XI OF THE
BY-LAWS OF CHARTER POINT COMMUNITY ASSOCIATION, INC.**

WHEREAS, pursuant to Article XVIII, Section 3, the members of Charter Point Community Association, Inc. ("Association") desire to, and hereby do, amend Article XVIII, Section 6 of said By-Laws as set forth below:

ARTICLE XI

Section 6. Restriction on Voting/Participation in Board Decisions. No Board member shall vote on or participate in any discussion of the Board regarding any issue, dispute, conflict, request for landscaping/architectural approval or any other matter involving, affecting or relating to the Board member, members of the Board member's family or property of the Board member. The Board member may, however, provide information to the Board on any such matter in accordance with these By-laws, the Articles and the Declaration or upon request of the Board.

CERTIFICATE OF SECRETARY

I, the undersigned, certify that:

1. I am the presently elected secretary of Charter Point Community Association, Inc., a California corporation; and

2. The above Amendment to the By-laws, consisting of one (1) page, was adopted by a vote of the members of the Association in accordance with Article XVIII, Section 3 of the By-laws, confirmed by the Board of Directors at its meeting held on _____, 199__.

Date: _____

Erithe A. Smith, Secretary