

456060

ARTICLES OF INCORPORATION

OF

LOS FELIZ ESTATES OWNERS ASSOCIATION

ENDORSED
FILED

In the office of the Secretary of State
of the State of California
AUG 16 1963
FRANK M. JORDAN, Secretary of State
G. E. SWENEY
Deputy

I.

The name of this corporation is:

LOS FELIZ ESTATES OWNERS ASSOCIATION.

II.

The specific purposes for which this corporation is formed, the specific purpose in which the corporation will primarily engage being set forth in paragraph (a) of this Article II are:

(a) To administer and to protect the rights, duties and performances affecting real property in which the members of the corporation shall have an interest.

(b) To maintain, irrigate, plant, weed and cultivate the slopes and parkways located on and adjacent to the following described real property in the City of Los Angeles, County of Los Angeles, State of California, or in the streets or bordering upon said property:

Lots 1 through 103 of Tract 27460, as per map recorded in Book 696 Pages 27 to 32 inc. of Official Records in the Office of the County Recorder of Los Angeles County;

and to perform said activities with respect to such additional real property as may become subject to that certain declaration of restrictive covenants, conditions and restrictions made by Los Feliz Estates, Inc., and recorded as Document No. 6221 on May 31, 1963 in Book M1276 Page 967-975 of Official Records of the County Recorder of Los Angeles County. All of said property is hereinafter referred to as "said property".

(c) To improve and maintain such entry gates, streets, parks and other open spaces, including all grass plots and other planted areas within the lines of said streets, now existing or

hereafter created, in or bordering upon said property as shall be maintained for public use or for the general use of the owners of lots or building sites within said property and their successors in interest, in so far as such costs are not adequately provided for by municipal authority.

(d) To care for vacant, unimproved or unkept lots and plots, to remove grass and weeds therefrom, and to do any other things necessary or desirable in the judgment of this corporation to keep said property and the plots contiguous thereto, neat and in good order, and to maintain the established drainage of said property.

(e) To pay all taxes and assessments, if any, which may be levied by any authority upon the streets and parks now or hereafter opened, laid out or established, and other open spaces maintained and land acquired for the general use of the owners of lots or building sites within said property, including taxes and assessments levied on the aforesaid ornamental features whether taxed or assessed as a part thereof or separately.

(f) To approve plans and specifications for dwelling houses and other structures to be erected on said property and to supervise the construction of such dwelling houses and other structures, and to pay the expenses incident to the examination and approval of such plans and specifications and such supervision of construction. To provide for the appointment of three (3) persons to serve as an Architectural Committee to assist this corporation in all things relating to the matters set out in this paragraph and in such other matters as this corporation by its Board of Directors may from time to time assign to such Architectural Committee. The members of such Committee need not be members of this corporation. The members of said Architectural Committee shall hold office for such time as this corporation by resolution of its Board of Directors may provide, and shall receive such compensation as the Board of Directors of this corporation may from time to time determine.

(g) To enforce the restrictive covenants, conditions and restrictions at any time created for the benefit of said property and the owners thereof, or to which said property or any part thereof may at any time be subject, and to pay all expenses in connection therewith.

(h) To fix an annual per lot charge and/or assessment to which said property may be made subject in accordance with any Declaration of the restrictive covenants, conditions

and restrictions applicable thereto, and to receive and collect such annual charges or assessments and enforce any lien which may be provided to secure the payment of the same.

(i) To expend the moneys so collected, received or derived from said annual charges or assessments in making the aforesaid payments and in paying and discharging the costs, expenses and obligations incurred by this corporation in carrying out any or all of the purposes of this organization.

(j) To exercise such powers of control, interpretation, construction, consent, decision, determination, modification, amendment, cancellation and annulment with reference to the restrictive covenants, conditions and restrictions now or hereafter imposed upon said property as may be vested in, delegated to or assigned to the corporation, and such duties with respect thereto as may be assigned to and assumed by this corporation.

(k) To do and perform any and all other acts which may be necessary for or proper or incidental to the fulfillment of any of the foregoing purposes. To have and to exercise all the powers conferred by the General Nonprofit Corporation Law of California upon nonprofit corporations, as such law is now in effect or may at any time hereafter be amended.

The foregoing statement of purposes shall be construed as a statement of both purpose and powers, and the purposes and powers stated in each paragraph shall, except where otherwise expressed, be in no wise limited to or restricted by reference to or inference from the terms or provisions of any other paragraph, but shall be regarded as independent purposes and powers. Notwithstanding any of the above statements of purposes and powers, this corporation shall not engage in activities which in themselves are not in furtherance of the purpose set forth in paragraph (a) of this Article II, and 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.

III.

This corporation is organized pursuant to the General Non-Profit Corporation law and Part 1 of Division 2 of Title I of the Corporation Code of the State of California.

IV.

The County of the State of California where the Principal Office for the transaction of business of this Corporation is to be located, is Los Angeles County.

V.

The By-Laws of the Corporation, among other matters, shall provide:

1. The authorized number and qualifications of members of the Corporation; that the Corporation shall have memberships of one class only and not more than one membership shall be issued to each member; the voting, other rights and privileges of members; and the liability of members for dues, assessments and method of collection thereof.

2. Authority for charging and collecting dues, assessments, or both, to be levied upon all members.

VI.

The number of Directors of this Corporation shall be three (3); and

The names and addresses of persons who are appointed to act as first Directors of this Corporation are:

NAME	ADDRESS
Mr. Earlen Lee	4525 Sherman Oaks Avenue Sherman Oaks, California
Mr. Leon D. Widgren	4525 Sherman Oaks Avenue Sherman Oaks, California
Mr. Stuart Jaffe	4525 Sherman Oaks Avenue Sherman Oaks, California

IN WITNESS WHEREOF, for the purpose of forming this Corporation under the laws of the State of California, the undersigned, constituting the incorporators of this Corporation, including the persons named hereinabove as first Directors of

this Corporation, have executed these Articles of Incorporation this 12 day of June, 1963.

/s/ Earlan Lee
Earlan Lee

/s/ Leon D. Widegren
Leon D. Widegren

/s/ Stuart Jaffe
Stuart Jaffe

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss

On this 12 day of June 1963, before me, a Notary Public in and for said county and state, personally appeared Earlan Lee, Leon D. Widegren and Stuart Jaffe, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same.

WITNESS my hand and official seal.

/s/ Fay Neuss
Notary Public in and for said County and State



Fay Neuss
March 15 1963

My Commission Expires