



Transpacific Management Service

SERVING COMMUNITY ASSOCIATIONS SINCE 1966

SUNDANCE HOMEOWNERS ASSOCIATION

If this document contains any restriction based on race, color, religion, sex, familial status, marital status, disability, national origin, or ancestry, that restriction violates state and federal fair housing laws and is void. Any person holding an interest in this property may request that the county recorder remove the restrictive covenant language pursuant to subdivision (c) of Section 12956.1 of the Government Code.

STATE OF CALIFORNIA



OFFICE OF THE SECRETARY OF STATE

I, *EDMUND G. BROWN JR.*, 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

MAR 29 1974 -



Edmund G. Brown Jr.

Secretary of State

CERTIFICATE OF AMENDMENT OF THE
ARTICLES OF INCORPORATION
SUNDANCE CERRITOS HOMEOWNERS ASSOCIATION

ELMITT EASTCOTT AND JEANNE OTTEN certify:

1. That they are the President and the Secretary, respectively, of SUNDANCE-CERRITOS HOMEOWNERS ASSOCIATION, a California corporation.

2. That at the Annual Meeting of the Corporation duly held at Los Angeles County, California on December 11, 1978; the following resolution was adopted by the Board of Directors of said corporation and approved by the written consent of members representing over seventy-five per cent (75%) of the voting power of the membership amending the ARTICLES OF THIS CORPORATION as follows:

RESOLVED, that Article VII be amended to read in full as follows:

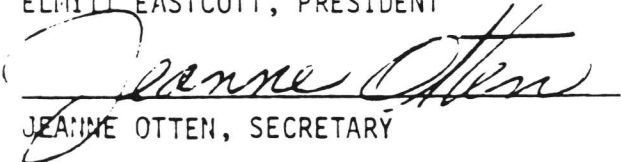
Section 1. The affairs of this Association shall be managed by a Board of five (5) Directors, who must be resident homeowners of the Association. The number of Directors may be changed by amendment of the By-Laws of the Association.

Section 2. At the first annual meeting of the Association, the Owners shall elect all members of the board for terms of two (2) years. Two (2) members on even numbered years, and three (3) members on odd numbered years. At the expiration of the term of years for which each respective Director has been elected, his successor shall be elected to serve for the same term of years.

It was further resolved, that in the case of any conflict between the By-Laws and this amendment to the Articles of Incorporation, that this amendment shall control as outlined further in Article XIII, Section 2, of the By-Laws of this Corporation.



ELMITT EASTCOTT, PRESIDENT



JEANNE OTTEN, SECRETARY

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On March 7, 1979, before me, the undersigned, a
Notary Public in and for said State, personally appeared Elmitt Eastcott,
and Jeanne Otten, 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,



Rita Marie Bester (SEAL)
RITA MARIE BESTER
Notary Public

711592

**ENDORSED
FILED**

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

MAR 29 1974

EDMUND G. BROWN Jr., Secretary of State

**Janet E. Jauregui
Deputy**

SUNDANCE HOMEOWNERS ASSOCIATION ARTICLES OF INCORPORATION

Filed in the Office of
the Secretary of State
of the State of California
March 29, 1974
Document No. 711592

**Sundance Homeowners Assn.
Articles of Incorporation**

ARTICLES OF INCORPORATION

OF

SUNDANCE HOMEOWNER'S ASSOCIATION

ARTICLE I

The Name of the corporation (hereinafter called the "Association") is **SUNDANCE HOMEOWNER'S ASSOCIATION.**

ARTICLE II

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

ARTICLE III

This Association is organized pursuant to the General Nonprofit Corporation Law.

ARTICLE IV

PURPOSE AND POWERS OF THE ASSOCIATION

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific primary purposes for which it is formed are to provide for maintenance, preservation and architectural control of the residence Lots and Common Area within that certain tract of property described as:

ALL OF TRACT 30145, AS SHOWN ON THAT MAP FILED FOR RECORD
IN THE OFFICE OF THE RECORDER OF THE COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA, ON SEPTEMBER 20, 1973, IN BOOK 833
OF MAPS, AT PAGES 80.

and 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.

In performance of such purposes, this Association shall have power to:

- (a) 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 County Recorder, Los Angeles County;

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- (b) 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 business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association;
- (c) 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;
- (d) Borrow money, and only with the assent (by vote or written consent) of two-thirds (2/3rds) of each class of Members, mortgage, pledge, deed in trust or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;
- (e) Dedicate, sell or transfer all of any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the Members. No such dedication or transfer shall be effective unless an instrument has been signed by two-thirds (2/3rds) of each class of Members, agreeing to such dedication, sale or transfer;
- (f) Participate in mergers and consolidations with other non-profit corporations organized for the same purpose or annex additional residential property and Common Area, provided that any merger, consolidation or such annexation shall have the assent by vote of two-thirds (2/3rds) of each class of Members or by the written consent of all of the Members;
- (g) 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.

ARTICLE V

MEMBERSHIP

Every person or entity who is a record owner of a fee or individual fee interest in any Lot which is subject to covenants or record to assessment by the Association, including contract sellers, 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.

ARTICLE VI

VOTING RIGHTS

The Association shall have two (2) classes of voting membership:

CLASS A: Class A Members shall be all Owners with the exception of the Declarant and shall be entitled to one (1) vote for each Lot owned. When more than one (1) 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 (1) vote be cast with respect to any Lot.

CLASS B: The Class B Members 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 either of the following events, whichever occurs earlier:

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

(b) Two (2) years from the date of the issuance of the most recent Public Report for a phase of the overall development; or,

(c) On November 1, 1974.

Every Member entitled to vote at any election for Directors or for the removal of Directors may cumulate his votes.

ARTICLE VII

BOARD OF DIRECTORS

~~The affairs of this Association shall be managed by a Board of five (5) Directors, who need not be Members of the Association.~~ (Amended Dec. 11, 1978 to read: **"The affairs of the Association shall be managed by a Board of five (5) Directors who must be resident homeowners of the Association."**) The number of Directors may be changed by amendment of the By-Laws 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:

Kenneth L. Riding, 2082 Business Center Drive, Irvine, CA 92664
Roger Heartman, 2082 Business Center Drive, Irvine, CA 92664
John LeWay, 2082 Business Center Drive, Irvine, CA 92664
C.D. Sollazzo, 2082 Business Center Drive, Irvine, CA 92664
G. Ross Crawford, 2082 Business Center Drive, Irvine, CA 92664

~~At the first annual meeting of the Association, the Owners shall elect two (2) Directors for a term of two (2) years and three (3) Directors for a term of three (3) years.~~ (Amended Dec. 11, 1978 to read: **"At the first annual meeting of the Association, the Owners shall elect all members of the Board for terms of two (2) years. Two (2) members on even numbered years, and three (3) members on odd numbered years."**) At the expiration of the term of years for which each respective Director has been elected, his successor shall be elected to serve for the same term of years.

ARTICLE VIII

DISSOLUTION

Upon dissolution of the Association, the assets of the Association shall be distributed to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such distribution is refused acceptance, such assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust or other organization organized and operated for such similar purposes.

ARTICLE IX

The corporation shall exist perpetually.

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ARTICLE X

AMENDMENTS

Amendment of these Articles shall require the assent (by vote or written consent) of Members representing seventy-five percent (75%) or more of the voting power of each class of membership.

ARTICLE XI

Notwithstanding any other provision in these Articles of Incorporation, the corporation shall be subject to the following limitations and restrictions:

- (a) The corporation shall distribute its income for each taxable year at such time and in such manner as not to become subject to the tax on undistributed income imposed by Section 4942 of the Internal revenue Code of 1954, or corresponding provisions of any subsequent Federal tax laws.
- (b) The corporation shall not engage in any act of self-dealing as defined in Section 4941(d) of the Internal Revenue Code of 1954, or corresponding provisions of any subsequent Federal tax laws.
- (c) The corporation shall not retain any excess business holdings as defined in Section 4943(c) of the Internal Revenue Code of 1954, or corresponding provisions of any subsequent Federal tax laws.
- (d) The corporation shall not make any investments in such manner as to subject it to tax under Section 4944 of the Internal Revenue Code of 1954, or corresponding provisions of any subsequent Federal tax laws.
- (e) The corporation shall not make any taxable expenditures as defined in Section 4945(d) of the Internal Revenue Code of 1954, or corresponding provisions of any subsequent Federal tax laws.

**Sundance Homeowners Assn.
Articles of Incorporation**

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of California, we, the undersigned, constituting the incorporators of this Association have executed these Articles of Incorporation this 11th day of March, 1974.

Kenneth L. Riding

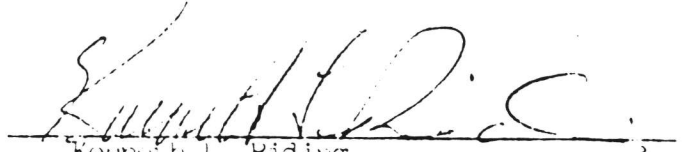
Roger Heartman

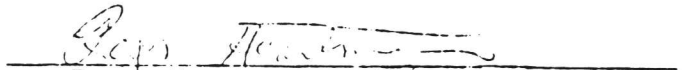
John LeWay

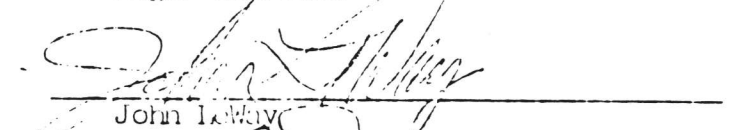
C.D. Sollazzo

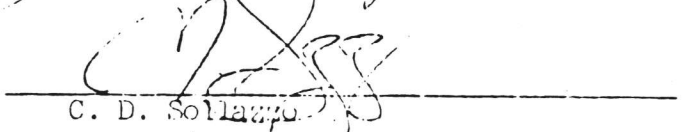
G. Ross Crawford

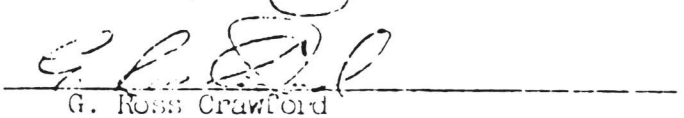
IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of California, we, the undersigned, constituting the incorporators of this Association, have executed these Articles of Incorporation this 11th day of March, 1974.


Kenneth L. Riding


Roger Heartman


John L. May

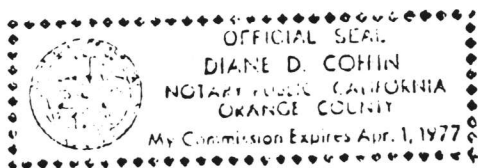

C. D. Sollazzo


G. Ross Crawford

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On March 11, 1974, before me, the undersigned, a Notary Public in and for said State, personally appeared Kenneth L. Riding, Roger Heartman, John LeWay, C. D. Sollazzo, and G. Ross Crawford, 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.

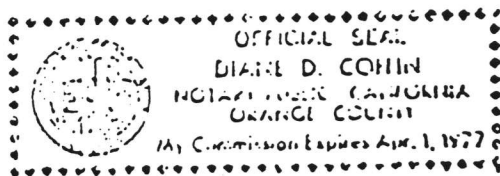


Diane D. Coffin (SEAL)
Diane D. Coffin
Notary Public

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On March 11, 1974, before me, the undersigned, a
Notary Public in and for said State, personally appeared Kenneth L. Riding,
Roger Heartman, John LeWay, C. D. Sollazzo, and G. Ross Crawford, 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.



Diane D. Coffin
Diane D. Coffin
Notary Public

(S.F.A.L.)