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# State of California

## SECRETARY OF STATE

I, *BILL JONES*, Secretary of State of the State of California, hereby certify:

That the attached transcript has been compared with the record on file in this office, of which it purports to be a copy, and that it is full, true and correct.

*IN WITNESS WHEREOF*, I execute this certificate and affix the Great Seal of the State of California this

MAR 01 1998



Secretary of State

2083906

SECRETARY OF STATE  
OFFICE OF THE SECRETARY OF STATE

MAR 30 1999

ARTICLES OF INCORPORATION  
OF  
ONE FORD ROAD COMMUNITY ASSOCIATION

SECRETARY OF STATE

ARTICLE I

NAME

The name of the corporation (hereinafter called "the Association") is One Ford Road Community Association

ARTICLE II

PURPOSE

This corporation is a nonprofit mutual benefit corporation organized under the Nonprofit Mutual Benefit Corporation Law. The principal purpose of this corporation ("the Association") is to engage in any lawful act or activity for which a corporation may be organized under such law. Such purpose for which the Association is formed is to be a "homeowners association" to manage a common interest development under the Davis-Stirling Common Interest Development Act, as amended. The Association is organized and operated to provide for the acquisition, management, maintenance, preservation and/or architectural control and care of property held by the Association. NOTWITHSTANDING any other provision of these Articles, this Association shall not engage in any activities or exercise any powers that are not in furtherance of the purposes of the Association as specified above. No part of the net earnings, if any, of this Association shall inure to the benefit of any of its Members or to the benefit of any private individual (other than by acquiring, constructing, or providing management, maintenance, and care of property held by the Association, and other than by rebates of excess membership dues, fees, or assessments).

ARTICLE III

AGENT FOR SERVICE

The name and address of the corporation's initial agent for service of process: Karin T. Krogius c/o One Ford Road Community Association c/o Keystone Pacific Property Management, 4100 Newport Place, Suite 350, Newport Beach, CA 92660.

## ARTICLE IV

### POWERS OF THE ASSOCIATION

The Association shall have and exercise any and all powers, rights, and privileges which a corporation organized under the Nonprofit Mutual Benefit Corporation Law of the State of California by law may now or hereafter have or exercise, subject to limitations set forth in these Articles, the Declaration of Covenants, Conditions, Restrictions and Grant of Easements for One Ford Road Community Association, recorded or to be recorded in the Official Records of Orange County, California (hereinafter called "the Declaration"), which Declaration was made by Pacific Bay Properties, a California corporation ("Declarant" herein), or the Bylaws of the Association; and subject to the further limitation that the Association shall not, except to a nominal necessary degree, engage in any activities or exercise any powers that are not in furtherance of the purposes of the Association.

## ARTICLE V

### MEMBERSHIP

The authorized number and qualifications of Members of the Association, the different classes of Members, if any, the property, voting, and other rights and privileges of Members, and their liability for assessments and the method of collecting them shall be controlled by the Bylaws of the Association and the Declaration.

## ARTICLE VI

### AMENDMENTS

Amendment to these Articles of Incorporation requires the vote or written assent of Members representing at least a majority of each class of Members entitled to vote and the vote or written assent of at least a majority of the Board of Directors of the Association; provided that if a two-class voting structure is not still in effect, then amendment of these Articles of Incorporation shall require: (a) the vote or written assent of at least a majority of the Board; and (b) the vote or written assent of Members representing at least a majority of the voting power of the Association then entitled to vote; and (c) the vote or written assent of Members other than Declarant representing at least a majority of the voting power of the Association then entitled to vote, excluding Declarant's voting power.

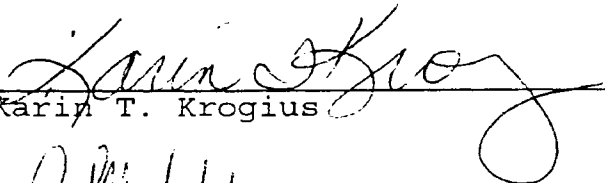
ARTICLE VII

ASSOCIATION'S MANAGING AGENT  
AND LOCATION OF COMMON INTEREST DEVELOPMENT


The name and address of the Association's managing agent is Keystone Pacific Property Management, 4100 Newport Place, Suite 350, Newport Beach, CA 92660. The common interest development which the Association is to manage is located in Newport Beach, California, between Southern Hills Drive and Ford Road. The association has no business or corporate office.

IN WITNESS WHEREOF, we, the undersigned, being the directors of the Association, have executed these Articles of Incorporation on the dates and at the places indicated adjacent to our signatures below.

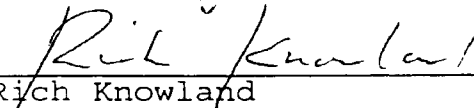
Dated: 3-20-95

  
Karin T. Krogius


Dated: 3-19-98

  
Chris Yelich

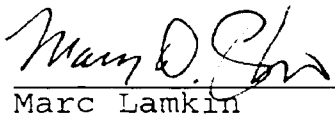
Dated: 3/18/98

  
Rich Knowland

Dated: March 19, 1998

  
Liz Albano

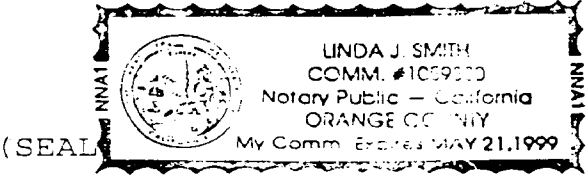
Dated: 3/19/98

  
Marc Lamkin

STATE OF CALIFORNIA )  
COUNTY OF Orange ) ss.

On March 20, 1998, before me, Linda J. Smith  
Notary Public, personally appeared RABIN T. BROGUS  
\_\_\_\_\_, personally known to me (or proved to  
me on the basis of satisfactory evidence) to be the person ~~(s)~~ whose  
name ~~(s)~~ is/are subscribed to the within instrument and acknowledged  
to me that ~~he/she/they~~ executed the same in ~~his/her/their~~  
authorized capacity ~~(ies)~~, and that by ~~his/her/their~~ signature ~~(s)~~ on  
the instrument the person ~~(s)~~, or the entity upon behalf of which  
the person ~~(s)~~ acted, executed the instrument.

WITNESS my hand and official seal.

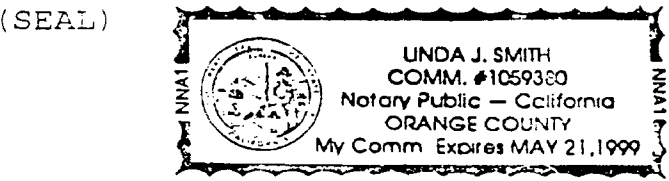


Linda J. Smith  
Notary Public

STATE OF CALIFORNIA )  
COUNTY OF Orange ) ss.

On March 19, 1998, before me, Linda J. Smith  
Notary Public, personally appeared CHRIS YELICH  
\_\_\_\_\_, personally known to me (or proved to  
me on the basis of satisfactory evidence) to be the person ~~(s)~~ whose  
name ~~(s)~~ is/are subscribed to the within instrument and acknowledged  
to me that ~~he/she/they~~ executed the same in ~~his/her/their~~  
authorized capacity ~~(ies)~~, and that by ~~his/her/their~~ signature ~~(s)~~ on  
the instrument the person ~~(s)~~, or the entity upon behalf of which  
the person ~~(s)~~ acted, executed the instrument.

WITNESS my hand and official seal.

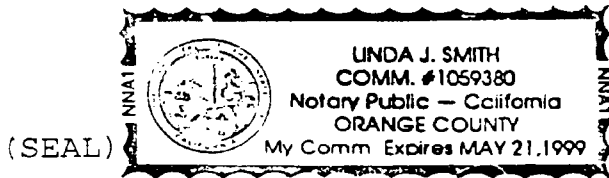


Linda J. Smith  
Notary Public

STATE OF CALIFORNIA )  
COUNTY OF Orange ) ss.

On MARCH 18, 1998, before me, Linda J. Smith,  
NOTARY Public, personally appeared Rich Knowlton,  
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) ~~is~~ ~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she~~/~~they~~ executed the same in his/~~her~~/~~their~~ authorized capacity(ies), and that by his/~~her~~/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

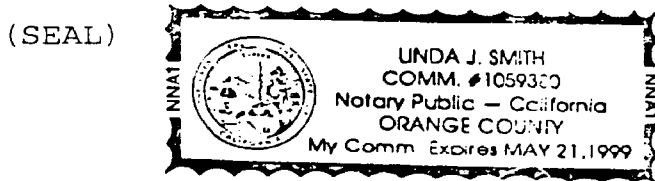


Linda J. Smith  
Notary Public

STATE OF CALIFORNIA )  
COUNTY OF Orange ) ss.

On MARCH 19, 1998, before me, Linda J. Smith,  
NOTARY Public, personally appeared LIZ ALKANO  
AND MARC D. LAMKIN, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) ~~is~~ ~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she~~/~~they~~ executed the same in his/~~her~~/~~their~~ authorized capacity(ies), and that by his/~~her~~/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



Linda J. Smith  
Notary Public

