

BYLAWS
OF
ONE FORD ROAD COMMUNITY ASSOCIATION

A California Non-profit Mutual Benefit Corporation

ARTICLE I

Name and Location of the Association

The name of this Association is:

ONE FORD ROAD COMMUNITY ASSOCIATION.

Such Association is referred to as the "Association" herein. Its principal office is located in the County of Orange, State of California. The Board of Directors is hereby granted full power and authority to change said principal office from one location to another in said County. Additionally, the Association may have such other offices, either within or without said County, as the Board of Directors may require from time to time.

ARTICLE II

Purposes

The Association does not contemplate pecuniary gain or profit to the members thereof, and the primary purposes for which it has been formed are to be a "homeowners' association" as defined in Section 528 of the Internal Revenue Code of 1954, as amended, which is organized and operated to provide for the ownership, management, administration, maintenance, preservation and architectural control of the Lots, Common Areas and any Exclusive Use Common Areas within that certain real property development known or to be known as One Ford Road (the "Project"), all as more fully set forth in the Articles of Incorporation of the Association and in the Declaration as such term is hereinafter defined.

ARTICLE III

Definitions

3.1 Incorporation of Definitions. The definitions contained in the Declaration are incorporated herein and made a part hereof by this reference thereto.

3.2 Definition of Declaration. "Declaration" as used herein shall mean and refer to that certain Declaration of Covenants, Conditions, Restrictions and Grant of Easements, for One Ford Road Community Association made by Pacific Bay Properties, a