

JUN 7 3 47 PM '74

ERNEST A. MAGGINI
MONTEREY COUNTY CLERK
DEPUTY

STATE OF CALIFORNIA

C7151



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

MAY 31 1974



Edmund G. Brown Jr.
Secretary of State

715444

ENDORSED
FILED

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

MAY 31 1974

EDMUNDO G. BROWN, Secretary of State
By JAMES E. HARRIS
Deputy

ARTICLES OF INCORPORATION

OF

OAK HILLS HOMEOWNERS ASSOCIATION

FIRST

The name of this corporation is OAK HILLS HOMEOWNERS ASSOCIATION.

SECOND

The purposes for which this corporation is formed are:

a) The specific and primary purposes are to provide an association for the benefit and protection of its members, the owners of lots or parcels of real property situate within those certain territorial areas of the County of Monterey, State of California, which are more particularly described as follows:

Parcel 1

Certain real property situate in Monterey County, California, and particularly described as follows:

BEGINNING at the most southerly corner of Oak Hills Unit 4 as shown on that map entitled, "Oak Hills Unit 4 in Rancho Bolsa Nueva y Moro Cojo," etc., on file in Volume 10 of Cities and Towns at Page 12 of the Records of Monterey County, and running thence along the northwesterly line of California State Highway 156.

- (1) S. 68° 03' W., 110.94 feet; thence
- (2) S. 81° 39' 10" W., 280.45 feet; thence
- (3) S. 59° 01' 50" W., 392.43 feet; thence
- (4) S. 80° 25' 20" W., 457.06 feet; thence
- (5) S. 57° 28' W., 359.03 feet; thence
- (6) S. 73° 23' 40" W., 594.26 feet; thence leaving said line of said State Highway and running
- (7) N. 24° 41' W., 172.62 feet; thence
- (8) N. 32° 07' 45" W., 165.86 feet; thence

- (9) N. 28° 08' 30" W., 32.65 feet; thence
- (10) N. 24° 59' 15" W., 195.94 Feet; thence
- (11) N. 23° 08' 45" W., 80.83 feet; thence
- (12) N. 21° 34' W., 53.41 feet; thence
- (13) N. 23° 44' 15" W., 233.22 feet; thence
- (14) N. 24° 54' W., 119.72 feet; thence
- (15) N. 21° 11' 30" W., 35.08 feet; thence
- (16) N. 66° 09' E., 170.00 feet; thence
- (17) N. 36° 42' 40" W., 150.77 feet; thence
- (18) N. 9° 45" E., 115.00 feet; thence
- (19) N. 46° 45' E., 560.00 feet; thence
- (20) N. 41° 18' 42" W., 402.45 feet; thence
- (21) N. 40° 38' 16" W., 350.87 feet; thence
- (22) N. 33° 23' 41" W., 350.27 feet; thence
- (23) N. 17° 07' 30" W., 305.00 feet; thence
- (24) S. 87° 07' 30" E., 166.70 feet; thence
- (25) S. 34° 47' 44" E., 201.37 feet; thence
- (26) S. 17° 51' 28" E., 244.43 feet; thence
- (27) S. 35° 45' 33" E., 432.33 feet; thence
- (28) S. 41° 54' 07" E., 198.51 feet; thence
- (29) S. 45° 15' 10" E., 769.00 feet; thence
- (30) N. 56° 19' 15" E., 206.15 feet; thence
- (31) S. 80° 10' 45" E., 420.00 feet; thence
- (32) N. 48° 11' 10" E., 225.20 feet; thence
- (33) S. 80° 22' 50" E., 154.17 feet; thence
- (34) N. 28° 09' E., 21.09 feet to a point on the northwesterly line of Charter Oak Boulevard (a county road); thence crossing Charter Oak Boulevard and running
- (35) S. 61° 51' E. 60.00 feet to the southeasterly line of Charter Oak Boulevard; thence leaving the southeasterly line of said Charter Oak Boulevard and running

- (36) S. 1° 27' 40" E., 297.56 feet; thence
- (37) S. 22° 30' E., 185.00 feet; thence
- (38) S. 47° 00' E., 280.00 feet; thence
- (39) S. 58° 30' E., 280.00 feet to the point of beginning.

Parcel 2

Certain real property situate in Rancho Bolsa Nueva Y Moro Cojo, Monterey County, California, particularly describes as follows:

BEGINNING at a point in the westerly line of that certain 246.915 acre parcel, as shown on that certain map entitled, "Record of Survey of 1752.23 Acre Tract of Land in Assessors Lot 179," etc., recorded June 18, 1962, in Volume 6 of Surveys at Page 137, Records of Monterey County, California, said point of beginning being the intersection of said westerly line with the northerly line of State Highway 156 as said Highway is shown on said map; and running thence along said northerly line of State Highway 156

- (1) S. 73° 40' 58" W., 156.43 feet to a 6" x 6" concrete monument; thence
- (2) S. 68° 34' 21" W., 950.39 feet to a 6" x 6" concrete monument; thence
- (3) S. 69° 51' 25" W., 1100.08 feet to a 6" x 6" concrete monument; thence
- (4) S. 79° 26' 47" W., 253.17 feet to a 6" x 6" concrete monument; thence
- (5) S. 70° 21' 11" W., 600.37 feet to a 6" x 6" concrete monument; thence
- (6) N. 76° 17' 31" W., 100.39 feet to a 6" x 6" concrete monument; thence
- (7) S. 79° 20' 30" W., 290.14 feet; thence leaving said northerly line of State Highway 156
- (8) N. 12° 40' 55" W., 521.04 feet; thence
- (9) N. 43° 45' W., 696.96 feet; thence
- (10) N. 9° 20' W., 217.80 feet; thence
- (11) N. 22° 00' E., 236.28 feet; thence
- (12) S. 81° 00' E., 199.98 feet; thence
- (13) N. 26° 00' W., 143.60 feet; thence

- (14) N. 60° 33' 41" E., 552.42 feet to a 1" iron pipe; thence
- (15) N. 5° 55' 10" E., 596.05 feet to a 1" iron pipe; thence
- (16) N. 22° 11' 07" E., 596.34 feet to a 1" iron pipe; thence
- (17) N. 55° 19' 12" E., 259.88 feet to a 1" iron pipe; thence
- (18) N. 30° 43' 45" E., 662.69 feet to a 1" iron pipe; thence
- (19) S. 61° 47' 22" E., 461.74 feet to a 1" iron pipe; thence
- (20) S. 47° 26' 35" E., 2111.47 feet to a 1/2" iron pipe in said westerly line of said 246.915 acre parcel; thence along said westerly line
- (21) S. 21° 11' 30" E., 19.46 feet; thence
- (22) S. 24° 54' E., 119.72 feet; thence
- (23) S. 23° 44' 15" E., 233.22 feet; thence
- (24) S. 21° 34' E., 53.41 feet; thence
- (25) S. 23° 09' 45" E., 80.93 feet; thence
- (26) S. 24° 59' 15" E., 185.96 feet; thence
- (27) S. 28° 08' 30" E., 32.65 feet; thence
- (28) S. 32° 07' 45" E., 165.86 feet to a 2" iron pipe; thence
- (29) S. 24° 41' E., 172.62 feet (at 160.80 feet a 1-1/2" iron pipe, at 171.05 feet a spike in the top of a fence corner) to the point of beginning, and containing 184.317 acres, more or less.

Parcel J

Certain real property situate in Monterey County, California, and particularly described as follows:

(1) Oak Hills No. 1, filed for record September 7, 1966, in Volume 8 of Maps, "Cities and Towns," at page 93, Monterey County Records, California:

(2) Oak Hills No. 2, filed for record June 20, 1967, in Volume 9 of Maps, "Cities and Towns," at page 35, Monterey County Records, California;

(3) Oak Hills No. 3, filed for record March 20, 1968, in Volume 9 of Maps, "Cities and Towns," at page 52, Monterey County Records, California;

(4) Oak Hills No. 4, filed for record June 18, 1969, in Volume 10 of Maps, "Cities and Towns," at page 12, Monterey County Records, California;

(5) Oak Hills No. 5, filed for record April 22, 1971, in Volume 11 of Maps, "Cities and Towns," at page 2, Monterey County Records, California; and

(6) Oak Hills No. 6, filed for record August 10, 1972, in Volume 11 of Maps, "Cities and Towns," at page 52, Monterey County Records, California.

b) The general purposes and powers of this corporation are: To interpret and enforce such limitations, restrictions, conditions and covenants as may presently exist or as may hereafter be imposed in, upon or about any of the real property hereinabove described in subparagraph a) of this Article SECOND and which said limitations, restrictions, conditions and covenants provide that by reason of the ownership of a lot or parcel of real property situate within any of the areas aforesaid the owner or owners thereof shall hold title thereto subject to the Articles of Incorporation of this corporation, the By-Laws of this corporation, or any rules and regulations promulgated by this corporation, and that the owner or owners of any such lot or parcel of real property shall, by reason of such ownership, become a member in this corporation; to interpret and enforce any such limitations, restrictions, conditions and covenants as aforesaid for the benefit of said real property, or any portion thereof, and the owners thereof; to promulgate, impose and enforce such rules and regulations respecting the use or development of any of the aforesaid real property or any portion thereof subjected to any such

limitations, restrictions, conditions and covenants aforesaid, as it may from time to time deem to be in the best interest of its members; and to engage generally in such activities as it may from time to time deem to be necessary or desirable for the benefit or protection of its members or for the benefit or protection of the real property hereinabove described or any portion thereof, which may from time to time be subjected to any such limitations, restrictions, conditions and covenants, as hereinabove provided.

c) To do any and all other acts deemed necessary or expedient for the administration of the affairs and the attainment of the purposes of the corporation.

d) To act as partner or joint venturer or in any other legal capacity in any transaction.

e) To have and exercise all rights and powers from time to time granted to such a corporation by law.

The above purpose clauses shall not be limited by reference to or inference from one another, but each such purpose clause shall be construed as a separate statement conferring independent purposes and powers upon the corporation.

THIRD

This corporation is organized pursuant to the General Nonprofit Corporation Law of the State of California.

FOURTH

The County in this State where the principal office for the transaction of the business of this corporation is located is Monterey County.

FIFTH

a) The number of Directors of the corporation is three (3).

b) The names and addresses of the persons who are to act in the capacity of the first Directors are:

1) TEDDY SHULER, residing at 2064 Lake Place, Carmel Valley.

California, with mailing address 829 Cass Street, Monterey,
California 93940.

2) CLAYTON B. NEILL, JR., residing at 13 Los Ranchitos,
Carmel Valley, California, with mailing address P. O. Box 44, Carmel,
California 93921.

3) KENT MITCHELL, residing at 363 Ocean View Boulevard,
Pacific Grove, California, with mailing address 30 Bonifacio Plaza,
Monterey, California 93940.

SINGLE

This corporation is one which does not contemplate pecuniary
gain or profit to the members thereof and it is organized solely
for nonprofit purposes.

MEMBERS

The authorized number and qualifications of members of the
corporation, the different classes of membership, if any, the
property, voting and other rights and privileges of members, and
their liability to dues and assessments and the method of collection
thereof, shall be as set forth in the By-Laws of the corporation.

IN WITNESS WHEREOF, the undersigned, being the persons
hereinabove named as the first Directors, have executed these
Articles of Incorporation, this 20 day of May, 1974.

/s/ Teddy Shuler
Teddy Shuler

/s/ Clayton B. Neill, Jr.
Clayton B. Neill, Jr.

/s/ Kent Mitchell
Kent Mitchell

STATE OF CALIFORNIA)
)ss.
COUNTY OF MONTEREY)

On this 20 day of May, 1974, before me, Donald G. Hubbard, a Notary Public for the State of California, with principal office in Monterey County, personally appeared TEDDY SHULF, CLAYTON E. SMILL, JR., and KENT MITCHELL, known to me to be the persons whose names are subscribed to the within Articles of Incorporation, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year above written.

/s/ Donald G. Hubbard
Notary Public, State of California

