

ARTICLES OF ASSOCIATION  
OF  
MAUD AVENUE MANOR  
HOMEOWNERS ASSOCIATION  
AN UNINCORPORATED ASSOCIATION

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Name

FIRST: The name of this Association is the MAUD AVENUE MANOR HOMEOWNERS ASSOCIATION.

Purposes and Powers

SECOND: The Purposes for which this Association is formed are:

(a) The specific and primary purpose is to provide for management, maintenance, preservation and architectural control of the condominium project on the real property commonly known as 261, 263, 269, 275, 281, 287 and 295 Maud Avenue, in the City of San Leandro, State of California; and otherwise to act and be operated as a "homeowners' association" as defined in Section 528 of the Internal Revenue Code of 1954, as amended, and in Section 23701t of the California Revenue and Taxation Code, as amended.

(b) The general purposes and powers are:

(1) To promote the health, safety and welfare of the residents within the above-described property;

(2) To exercise all of the powers and privileges and to perform all of the duties and obligations of the Association arising from any covenants, conditions and/or restrictions applicable to the above-described property;

(3) To fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration of Covenants, Conditions and Restrictions applicable to the property; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association;

(4) To 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;

(5) To borrow money, mortgage, pledge, deed in trust or hypothecate

any or all of its real or personal property as security for money borrowed or debts incurred;

(6) To act in the capacity of principal, agent, joint venturer, partner or otherwise;

(7) To sue and be sued in its own name;

(8) To adopt, amend, or repeal By-Laws in such manner as may be provided therein, provided, however, that the initial By-Laws of this Association may be adopted by the unanimous written consent of the Directors named in these Articles of Association or by the vote or written consent of a majority of the members of this Association;

(9) Generally to have and exercise all other rights and powers now conferred, or which may hereafter be conferred, on such associations by law, or which do not contravene the law or public policy of the State of California or of the United States.

The foregoing statement of powers shall be construed as a statement of both purposes and powers, and the purposes and powers in each paragraph shall, except where otherwise expressed, not be limited 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.

(c) Notwithstanding any of the foregoing provisions, this Association shall not, except to an insubstantial degree, engage in any activities or exercise any powers that are not in furtherance of the primary nonprofit purposes of this Association as set forth in Paragraph (a) of this Article Second, and nothing contained in the foregoing statement of purposes shall be construed to authorize this Association to carry on any activities for the profit of its members, or to distribute any gains, profits or dividends to any of its members as such.

#### Principal Office

THIRD: The principal office of the Association for the transaction of its business is located in Alameda County, California.

#### Governing Body

FOURTH: (a) The powers of the Association shall be exercised, its property controlled, and its affairs conducted by a Board of three (3) Directors.

(b) The names and addresses of the first Directors of this Association are:

(b) The names and addresses of the first Directors of this Association are:

<u>Name</u>	<u>Address</u>
Richard Azevedo	4761 Davenport Oakland, CA 94619
Jan Barre	1350 Park Street Alameda, CA 94501
William E. Dickerson	1350 Park Street Alameda, CA 94501

(c) The qualifications, the time and manner of electing, the terms of office, the duties and compensation, if any, and the manner of removing Directors and filling vacancies shall be as set forth in the By-Laws of this Association.

Membership Rights and Obligations

FIFTH: The authorized number and qualifications of Members of the Association, the different classes of membership, if any, the property, voting, and other rights and privileges of the Members, and their liability for dues and assessments and the method of collection thereof, shall be set forth in the By-Laws and the Declaration for the Association.

Net Earnings

SIXTH: No part of the net earnings of the Association, if any, shall inure (other than by acquiring, constructing, or providing management, maintenance, and care of property held by the Association, or commonly held by the Members of the Association, or located in the Project and owned by Members of the Association, or through rebates of excess membership dues, fees, or assessments) to the benefit of any Member or other private individual.

Amendment

SEVENTH: Amendment of these Articles shall require the vote or written assent of (1) at least 51% of the Board of Directors, (2) at least 51% of the voting power of the Association, and (3) at least 51% of the votes of Members other than the Declarant, as that term is defined in the Declaration of Covenants, Conditions and Restrictions of Maud Avenue Manor, a Condominium Project.

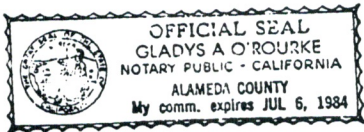
IN WITNESS WHEREOF, we, the undersigned being the persons named above as the first Directors, have executed these Articles of Association this 6TH day of AUGUST, 19 81.


Richard E. Azevedo  
William E. Dickerson

### Acknowledgment

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF ALAMEDA )

On this 6TH day of AUGUST, 1981, before me, the undersigned, a Notary Public in and for the County of Alameda, State of California, personally appeared RICHARD E. AZEVEDO, JAN BARRE, and WILLIAM E. DICKERSON, known to me to be the persons whose names are subscribed to the foregoing Articles of Association of the MAUD AVENUE MANOR HOMEOWNERS ASSOCIATION, and acknowledged that they executed the same.



  
Notary Public