

ENDORSED
FILEDIn the office of the Secretary of State
of the State of California

JAN 30 1978

MARCH FONG EU, Secretary of State

By BILL HOLDEN
Deputy

ARTICLES OF INCORPORATION

OF

SMOKE TREE-BONITA

OWNERS' ASSOCIATION, INC.

ARTICLE 1. The name of this corporation is SMOKE TREE-BONITA OWNERS' ASSOCIATION, INC. (hereinafter referred to as the "Association").

ARTICLE 2. The purposes for which the Association is formed are as follows:

(a) The specific and primary purpose of the Association is to act as a "management body" for the preservation, maintenance, improvement and architectural control of the common area which comprises the Smoke Tree-Bonita Condominium Project in San Diego County, California.

(b) The general purposes of the Association are:

(i) To provide for the improvement and maintenance of such other land and facilities dedicated to common use which may now exist or which may hereafter be installed, erected or constructed within said project.

(ii) To act as trustee under any trust incidental to the principal object of the Association and to receive, hold, administer and expend funds and property subject to such trust.

(iii) To do all other acts necessary or expedient for the administration of affairs and attainment of the purposes of the Association.

(iv) To have and exercise all the rights and powers conferred on nonprofit corporations under the General Nonprofit Corporation Law of the State of California as such law is

now in effect or may be at any time hereafter amended.

The foregoing statement of purposes shall be considered as a statement of both purposes and powers; and the purposes and powers in each clause shall, except where otherwise expressed, be in no manner limited or restricted by reference to or inference from the terms or provisions of any other clause but shall be regarded as independent purposes and powers. Notwithstanding any of the foregoing statements of purposes and powers, the Association shall not, except to an insubstantial degree, engage in any activities or exercise any powers that are not in furtherance of the specific and primary purpose of the Association.

ARTICLE 3. The Association is organized pursuant to the General Nonprofit Corporation Law of the State of California.

ARTICLE 4. The principal office for the transaction of business of the Association is to be located in the County of San Diego, State of California.

ARTICLE 5. The number of directors of the Association shall be three. The names and addresses of the persons who are appointed to act as the first directors of the Association are:

<u>Name</u>	<u>Address</u>
Forrest W. Brehm	4420 Summit Drive La Mesa, CA 92041
Neal Hennis	8980 Ferguson Way San Diego, CA 92119
Julie D. Prewett	10397 Avenida Magnifica San Diego, CA 92131

ARTICLE 6. Membership qualifications of the Association and the property, voting and other rights and privileges of membership, and a member's liability for dues and assessments and the method of collection thereof shall be set forth in the Bylaws of the Association..

ARTICLE 7. Neither the directors, acting with the proper authority, nor the members of the Association shall be personally liable for the debts, liabilities or obligations of the Association.

ARTICLE 8. On the dissolution or winding up of the Association, the assets remaining after payment, or provision for payment, of all debts and liabilities of the Association, shall be distributed equally to the members of the Association.

IN WITNESS WHEREOF, the undersigned, constituting the incorporators of the Association and being the persons named hereinabove as the first directors of the Association, have executed these Articles of Incorporation this 23 day of January, 1978.

Forrest W. Brehm
Forrest W. Brehm

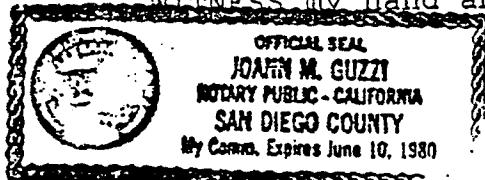
Neal Hennis
Neal Hennis

Julie D. Prewett
Julie D. Prewett

STATE OF CALIFORNIA)
) SS
COUNTY OF SAN DIEGO)

On January 23, 1978, before me, the undersigned, a Notary Public in and for said County and State, personally appeared FORREST W. BREHM, known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.

WITNESS my hand and official seal.

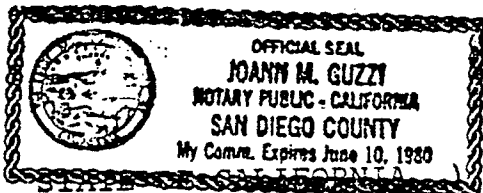


Joann M. Guzzi
Notary Public in and for said
County and State

STATE OF CALIFORNIA)
) SS
COUNTY OF SAN DIEGO)

On January 23, 1978, before me, the undersigned, a Notary Public in and for said County and State, personally appeared NEAL HENNIS, known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.

WITNESS my hand and official seal.

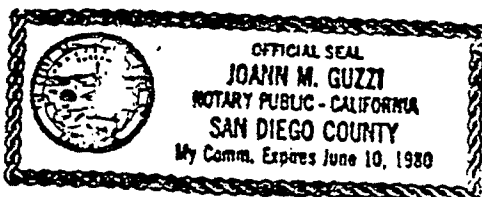


Joann M. Guzzi
Notary Public in and for said
County and State

STATE OF CALIFORNIA)
) SS
COUNTY OF SAN DIEGO)

On January 23, 1978, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jul D. Prewett known to me to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same.

WITNESS my hand and official seal.



Joann M. Guzzi
Notary Public in and for said
County and State