



Cathedral Villas Owners Association
P.O. Box: 1982
Cathedral City, CA 92235

ARTICLES OF INCORPORATION

“If this document contains any restrictions based on race, color, religion, sex, familial status, marital status, disability nation origin, or ancestry, that restriction violates state and federal fair housing laws and is void and may be removed pursuant to Section 12956.1 of the Government Code. Lawful of occupants in senior housing for older persons shall not be construed as restrictions based on familial status.”

NOTE: This document was retyped to improve clarity. Content and wording were not changed for legal reasons. Original document is available in the office of the Association.

**ARTICLES OF INCORPORATION
OF
CATHEDRAL VILLAS OWNERS ASSOCIATION**

ARTICLE I

The name of this corporation (hereafter called the "Association") is CATHEDRAL VILLAS OWNERS ASSOCIATION.

ARTICLE II

This corporation is a nonprofit mutual benefit corporation organized under the Nonprofit Mutual Benefit Corporation Law. The purpose of this corporation is to engage in any lawful activity for which a corporation may be organized under such law.

ARTICLE III

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific primary purpose for which it is formed are to provide for management, administration, maintenance, preservation, and architectural control of the Living Units, Garages, and Common Area (as defined in the Declaration to which reference is hereafter made) within that certain real property situated in the County of Riverside, California, and more particularly described as:

Lot 1 of TRACT NO. 19786-1, in the City of Cathedral City, County of Riverside, State of California according to Map thereof filed in the Office of the County Recorder of Riverside County on June 22, 1984 in Book 141, Pages 71-74 of Maps, and any additional properties duly annexed.

and to promote the health safety and welfare of all its members who shall be owners of portions of the above-described property and any additions thereto which may be brought within the jurisdiction of the Association for these purposes.

ARTICLE IV

Notwithstanding any of the above statements of purpose and powers, this corporation shall not, except to an insubstantial degree, engage in any activities or exercise any powers that are not in furtherance of the specific purpose of this corporation.

ARTICLE V

Every person or entity who is a record owner of a fee or undivided fee interest in any Condominium which is subject by covenants of record to assessment by the Association shall be a member of the Association,. The forgoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any Condominium which is subject to assessment by the Association.

ARTICLE VI

This Association shall have two classes of voting membership:

Class A. Class A members shall be all owners of a Condominium with the exemption of Declarant (as defined in the Declaration) and shall be entitled to one (1) vote for each Condominium owned. When one or more persons holds an interest in any Condominium, all such persons shall be members. The vote for such Condominium shall be exercised as they among themselves determine, but in no event shall more than one (1) vote be cast with respect to any Condominium.

Class B. The Class B member(s) shall be the Declarant and shall be entitled to three (3) votes for each condominium owned. The Class B membership shall cease and be converted to a Class A membership on the happening of any of the following events, whichever occurs earlier:

- (a) When the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership
- (b) Two (2) years following the date of original issuance by the California Department of Real Estate of the most recently issued Final Subdivision Public Report for a phase of development of the property described in Article III, herein
- (c) Four (4) years following the date of original issuance by the California Department of Real Estate of the first Final Subdivision Public Report for the development of a portion of the property described in Article III, herein
- (d) December 31, 1988.

ARTICLE VII

The affairs of this Association shall be managed by a Board of five (5) directors who need not be members of the Association. The number of Directors may be changed by the amendment of these Articles. The names and addresses of the persons who are to act in the capacity of Directors until the selection of their successors are:

VERNON HOLT	272 Greenwood Place Benita CA 92002
MARY HOLT	272 Greenwood Place Benita CA 92002
MERV RAE FRYE	272 Greenwood Place Benita CA 92002
Patricia Maier	295 C Street #113 Chula Vista CA 92010

Hubert W. Brunner 706 F Street #60
 Chula Vista, CA
 92010

ARTICLE VIII

The name and address in the State of California of this corporation's initial agent for service of process is:

VERNON HOLT 272 Greenwood Place
 Benita CA
 92002

ARTICLE IX

Amendment to these Articles of Incorporation shall require (a) the assent (by vote or by written consent) of the members representing seventy-five percent (75%) or more of the voting power of each class of members, together with (b) a resolution to amend adopted by at least a bare majority of the Board of Directors; provided, however, that after conversion of the class B membership to Class A membership amendment to these Articles of Incorporation shall require (i) the assent (by vote or written consent) of (1) seventy-five percent (75%) or more of the voting power of the Association, and (2) Declarant (as defined in the Declaration), and (ii) a resolution to amend adopted by at least a bare majority of the Board of Directors.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of California, we the undersigned, constituting the directors of the corporation, have executed these Articles of Incorporation this **22nd** day of **October, 1984**.

NOTARIZATION PERFORMED:

STATE OF CALIFORNIA
COUNTY OF San Diego

On this the 22nd day of October 19 84 before the undersigned, a Notary Public in and for said County and State, personally appeared *Vernon Holt, Mary Holt, Meri Rae Rye, Patricia Maier, & Hubert W. Brunner* personally known to me or proved to me on the basis of regulatory evidence to be the person whose name (s) subscribed to the within instrument and acting with respect to the same.

NOTE: Original document bears the notarized signatures and the notary seal.