



State
of
California
OFFICE OF THE SECRETARY OF STATE

SWANSBORO COUNTRY PROPERTY OWNERS ASSOCIATION

I, *MARCH FONG EU*, Secretary of State of the State of California, hereby certify:

That the annexed transcript was prepared by and in this office from the record on file, of which it purports to be a copy, and that it is full, true and correct.

IN WITNESS WHEREOF, I execute
this certificate and affix the Great
Seal of the State of California this

MAR 18 1991



March Fong Eu

Secretary of State

562741

FILED
in the office of the Secretary of State
of the State of California
FEB 11 1960
FRANK M. JOHNSON, Secretary of State
[Signature]
Deputy

ARTICLES OF INCORPORATION
OF
SWANSBORO COUNTRY PROPERTY OWNERS ASSOCIATION

Restriction of Right
to amend articles

We, the undersigned, do hereby voluntarily associate ourselves for the purpose of organizing a corporation pursuant to the General Nonprofit Corporation Law of the State of California, and we hereby certify:

ARTICLE I

The name of the corporation is "Swansboro Country Property Owners Association".

ARTICLE II

Corporate purposes:

(a) The primary purpose for which this corporation is formed is to own, maintain and improve real property situate in the County of El Dorado, State of California, to be known as the Common Areas (being Lots 70 and 92, as shown on the Official Map of Swansboro Country, Unit No. 1), in their natural states as sanctuaries for the preservation of trees and other plants and the wild life therein consistent with good

Not valid for file transfer

management, and to make the said Common Areas available to members of the Association for the observation, study and enjoyment of nature, and for hiking, picnicking, riding, fishing and other recreation.

(7) Other purposes are as follows:

1. To maintain, repair and improve, and provide for, finance and pay for, subsequent stages of construction of the public roads shown upon and dedicated by the Official Map of Swansboro Country, Unit No. 1.

2. To install, maintain, and replace street name signs and traffic control signs on the public roads shown upon and dedicated by the Official Map of Swansboro Country, Unit No. 1.

3. To maintain, repair, and replace the fences on the roads known as "Mosquito Road" and as "Mosquito Cut-Off".

4. To enter into, make, perform and carry out contracts of every kind for any lawful purpose without limit as to amount, with any person, firm, association, or corporation, municipality, County, State or other municipal governmental subdivision.

5. To promote the health, safety and welfare of the residents within Swansboro Country, Unit No. 1, and such additions thereto as may hereafter be brought within the jurisdiction of this corporation by annexation as provided in Article III herein.

6. To enforce any and all covenants, restrictions and agreements applicable to Swansboro Country, Unit No. 1, and any additions thereto as herein provided.

7. To have and to exercise all the powers conferred by the General Nonprofit Corporation Law of California upon nonprofit corporations as such law is now in effect or may at any time hereafter be amended.

ARTICLE III

Additions to the properties described in Article II may be made only in accordance with the provisions of the recorded covenants and restrictions applicable to said properties. Such additions, when properly made under the applicable covenants, shall extend the jurisdiction, functions, duties and membership of this corporation to such properties.

ARTICLE IV

The property of the corporation is and shall be irrevocably dedicated to uncharitable and scientific purposes and no part of its net earnings shall inure to the benefit of or be distributable to its members, directors, officers or other private persons, except that the corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of its purposes. No substantial part of the

activities of the corporation shall be the carrying on of propaganda or otherwise attempting to influence legislation, and the corporation shall not participate in, or intervene in, any political campaign on behalf of any candidate for public office. Notwithstanding any other provision of these articles, the corporation shall not carry on any activities not permitted to be carried on (a) by a corporation exempt from Federal income tax under Section 501(c) (3) of the Internal Revenue Code of 1954 (or the corresponding provisions of any future United States Internal Revenue Law) or (b) by a corporation, contributions to which are deductible under Section 170(c)(2) of the Internal Revenue Code of 1954 (or the corresponding provisions of any future United States Internal Revenue Law).

ARTICLE V

Upon dissolution of the corporation, the Board of Directors shall, after paying or making provision for the payment of all of the liabilities of the corporation, dispose of all of the assets of the corporation exclusively for the purposes of the corporation in such manner, or to such corporations, societies, or organizations whose property is dedicated to exempt purposes as provided in the Revenue and Taxation Code, Section 214 and which shall, at the time, qualify as an exempt organization or organizations under

Section 501(c)(3) of the Internal Revenue Code of 1954 (or the corresponding provisions of any future United States Internal Revenue Law), as the Board of Directors shall determine.

ARTICLE VI

The existence of this corporation is to be perpetual.

ARTICLE VII

The principal office for the transaction of business of this corporation is to be situated in the County of El Dorado, State of California.

ARTICLE VIII

The number and names of directors is as follows:

(a) The number of directors of the corporation is three (3) until changed either by amendment to these articles or by a by-law adopted by the members increasing the number of directors as desired.

(b) The names and addresses of the persons who are appointed to act as first directors are:

1. R. H. Dyer, 535 Main Street, Placerville, California.
2. John W. Holman, 535 Main Street, Placerville, California.

3. Kenneth Wilkinson, 535 Main Street, Placerville,
California.

ARTICLE IX

The authorized number and qualifications of members of this corporation, the different classes of membership, if any, the property, voting and other rights and privileges of each class of membership, and the liability of each or all classes for dues and assessments and the methods of collection thereof, shall be determined by the corporate by-laws.

ARTICLE X

The By-Laws of this corporation shall be adopted by the directors named in the Articles of Incorporation and may thereafter be amended or repealed by any means provided in the By-Laws.

IN WITNESS WHEREOF, the undersigned and above named incorporators and first directors of this corporation have executed these Articles of Incorporation the thirty-first day of January, 1969.


W. H. DYER


JOHN W. FILMAN


KENNETH WILKINSON

STATE OF CALIFORNIA }
COUNTY OF EL DORADO } ss. .

On the thirty-first day of January, 1960 before me, the undersigned, a Notary Public in and for said County and State, personally appeared, R. H. Dyer, John W. Ehlman and Kenneth Wilkinson, known to me to be the persons whose names are subscribed to the foregoing Articles of Incorporation and acknowledged to me that they executed the same.

WITNESS my hand and official seal.


GEOFFREY A. HUGHES

Notary Public in and for
said County and State

(NOTARIAL SEAL)

