

# State of California

## SECRETARY OF STATE

EXHIBIT "A"  
ARTICLES OF INCORPORATION

*[Faint circular stamp]*  
*[Handwritten signature]*  
2 pages

I, *BILL JONES*, Secretary of State of the State of California, hereby certify:

That the attached transcript has been compared with the record on file in this office, 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

JUN 02 1998



*Bill Jones*

Secretary of State



**ARTICLES OF INCORPORATION  
OF  
RENAISSANCE ESTATES OWNERS ASSOCIATION**

**2087394**

**ENDORSED - FILED**  
In the office of the Secretary of State  
of the State of California

**JUN - 1 1998**

**BILL JONES, Secretary of State**

**ARTICLE I**

The name of this corporation is RENAISSANCE ESTATES OWNERS ASSOCIATION.

**ARTICLE II**

**FIRST:** 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 act or activity for which a corporation may be organized under such law.

**SECOND:** The specific purpose of this corporation is to provide for the general use, benefit and welfare of the members of this corporation and exercise all of the powers and privileges and perform all of the duties and obligations of the Renaissance Estates Owners Association ("Association") arising from that certain Declaration of Covenants, Conditions and Restrictions for Renaissance Estates ("Declaration") recorded or to be recorded with the Riverside County Recorder and applicable to the planned residential development known as Renaissance Estates, located in the County of Riverside, State of California, as such Declaration may be amended from time to time.

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

**ARTICLE III**

This corporation is an association formed to manage a common interest development under the Davis-Stirling Common Interest Development Act.

**ARTICLE IV**

This corporation's initial agent for service of process is Al Rattan, whose business address is 1024 S. Main Street, Corona, CA 91720.

**ARTICLE V**

The classes of membership and the voting and other rights and privileges of members shall be as set forth in the Bylaws. So long as there are two classes of membership, amendment of these Articles of Incorporation shall require the affirmative assent (by vote or written consent) of (i) a bare majority of the board of directors of the Association; and (ii) members representing at least sixty-six



and two-thirds percent (66 2/3%) of the voting power of each class of members. After conversion of the Class B membership to Class A membership, amendment of these Articles of Incorporation shall require the affirmative assent (by vote or written consent) of (i) a bare majority of the board of directors of the Association; and (ii) members representing at least seventy-five percent (75%) of the voting power of each class of members.

#### ARTICLE VI

The Association has no business or corporate office.

#### ARTICLE VII

The name and address of the Association's initial managing agent is Arrow Homes, Inc., 1024 S. Main Street, Corona, CA 91720.

#### ARTICLE VIII

**FIRST:** The liability of directors of the corporation for monetary damages shall be eliminated to the fullest extent permissible under California law.

**SECOND** This corporation is authorized to provide indemnification of its agents (as defined in Section 7237 of the California Nonprofit Mutual Benefit Corporation Law) to the fullest extent permissible under California Law.



\_\_\_\_\_  
Al Rattan, Incorporator



EXHIBIT "B"  
INTENTIONAL OMITTED



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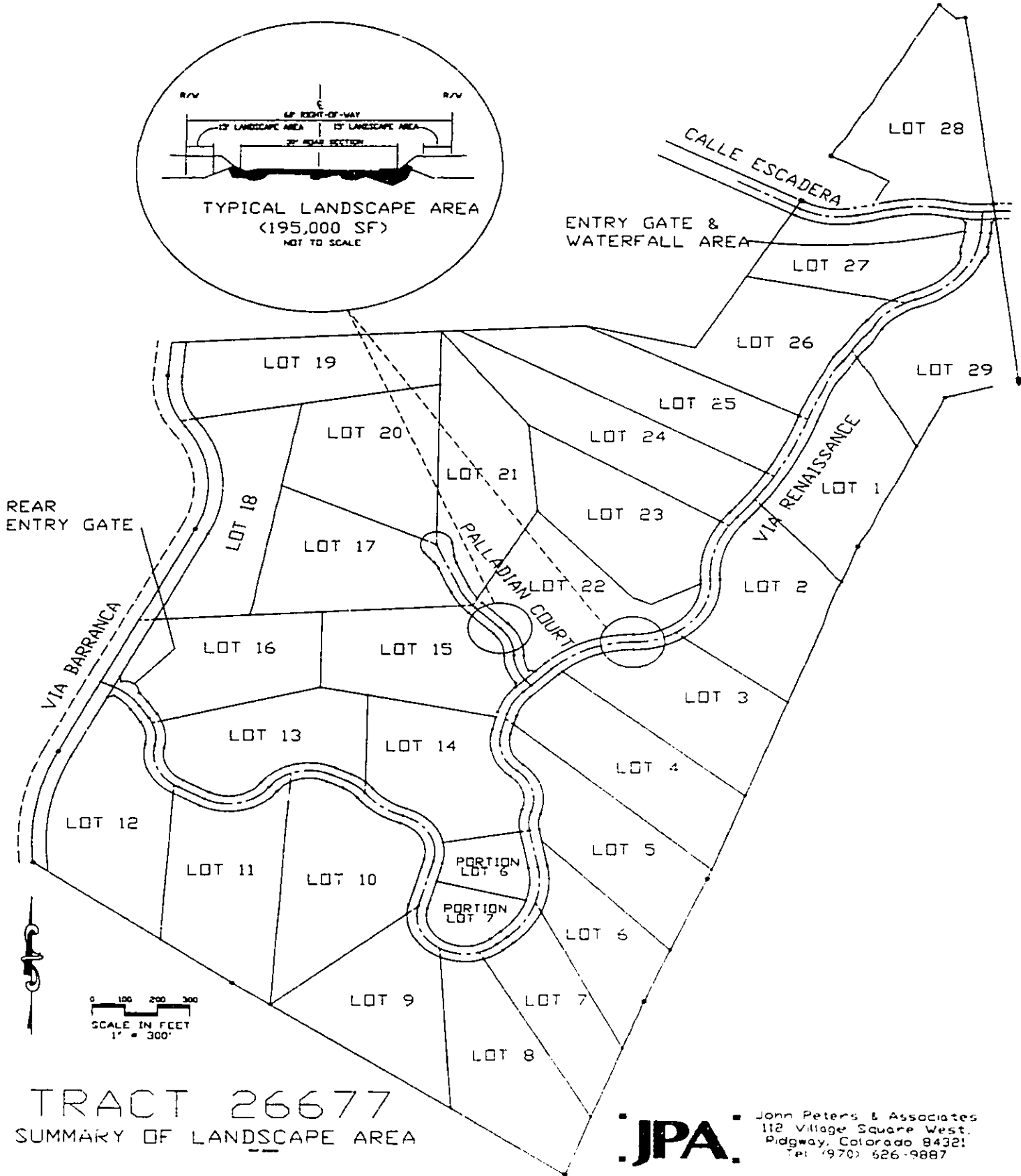
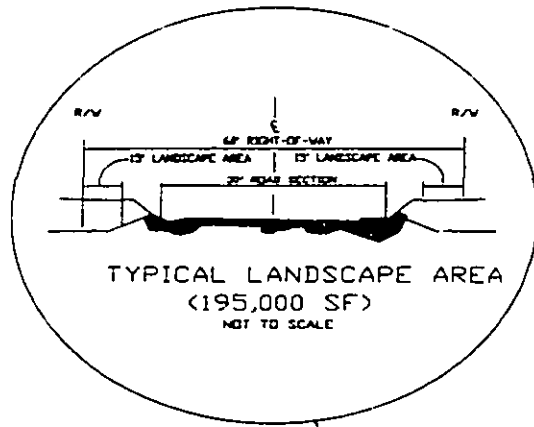
EXHIBIT "C"  
(ANNEXABLE TERRITORY)

LOTS 2 THROUGH 17, 20, 21, 22, 23, 26, 27 AND 29 OF TRACT NO. 26677, AS  
SHOWN BY MAP ON FILE IN BOOK 272 PAGES 45 THROUGH 51, INCLUSIVE,  
OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.



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EXHIBIT "D"



TRACT 26677  
SUMMARY OF LANDSCAPE AREA

**JPA.**

John Peters & Associates  
112 Village Square West,  
Bridgway, Colorado 84321  
Tel: (970) 626-9887



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