

761574

ARTICLES OF INCORPORATION

OF

RUDGEAR MEADOWS

**ENDORSED  
FILED**  
In the office of the Secretary of State  
of the State of California  
JAN 9 1976  
MARCH FONG EU, Secretary of State  
By JAMES E. HARRIS  
Deputy

FIRST: The name of this corporation is RUDGEAR  
MEADOWS.

SECOND: (a) The specific and primary purpose for which  
this corporation is organized is to own and maintain  
real estate within the Hill and Dale, Unit 4, Sub-  
division No. 4578 and the land contiguous thereto so  
as to provide recreational facilities for its  
members and to own real estate for the enjoyment  
of its members.

(b) The general purposes for which this corporation  
is formed are to:

(1) Own, acquire, build, operate and maintain  
swimming pools, recreational facilities, the  
maintenance of unkempt land or trees;

(2) Fix assessments (or charges) to be levied  
against its members;

(3) Enforce any and all covenants, restrictions  
and agreements applicable to the properties within  
the Hill and Dale, Unit 4, Subdivision;

(4) Pay taxes, if any, on its properties  
and facilities;

(5) Insofar as permitted by law to do any other thing that, in the opinion of the Board of Directors, will promote the common benefit and enjoyment of the residents of Hill and Dale, Unit 4, as well as any addition or additions thereto.

(c) This corporation shall have and exercise all rights and powers conferred on corporations under the laws of the State of California, provided, however, that this corporation is not empowered to engage in any activity which in itself is not in furtherance of its purposes as set forth in subparagraphs (a) and (b) of this Article SECOND.

(d) This corporation is organized and operated exclusively for pleasure, recreation, maintenance of the properties and facilities owned by it and other non-profit purposes and no part of any net earnings shall inure to the benefit of its members.

THIRD: This corporation is organized pursuant to the general non-profit corporation laws of the State of California.

FOURTH: The county in the State of California where the principal office for the transaction of the business of this corporation is located in the County of Contra Costa.

FIFTH: The powers of this corporation shall be exercised, its properties controlled, and its affairs conducted by a board of directors. The numbers of directors of this

corporation shall be five (5). The number of directors herein provided for may be changed by a Bylaw duly adopted by a majority of the members entitled to vote thereon.

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

PAUL C. PETERSEN	1510 Julie Lane Los Altos, California
JACK O PROFFITT	250 - 20th Avenue San Francisco, California
KENNETH G. HOOPER	1368 Madera Way Millbrae, California
JAMES W. POWER	606 Yale Drive San Mateo, California
CLIFFORD O. DE LAUER	3527 Willis Court Oakland, California

SIXTH: The authorized number and qualifications of members of this corporation, the different classes of membership, if any, the property, voting and any other privileges of members and the liability of members to dues or assessments and the method of collection thereof shall be as set forth in the Bylaws of this corporation.

SEVENTH: In addition to the rights and power set forth in subsections (a), (b) and (c) of Article SECOND hereof, the corporation shall have the following powers:

(a) The power to mortgage its real estate for the purpose of making improvements thereon provided that

any such mortgage shall have the assent of two-thirds (2/3) of each class of the membership voting in person or by proxy at a meeting duly called for this purpose, written notice of which shall be given to all members at least thirty (30) days in advance and said notice shall set forth the purpose of the meeting.

(b) The corporation shall have the power to dedicate any of its property to an appropriate public authority for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument has been signed by two-thirds of each class of members agreeing to such dedication, sale or transfer.

(c) The corporation may participate in mergers and consolidations with other non-profit corporations organized for the same purposes as this corporation, provided that any such merger or consolidation shall have the assent by vote of two-thirds (2/3) of each class of the membership or by the written consent of all of the members.

(d) The corporation shall have the power at any time to annex additional residential properties and common properties to the properties owned by it and thereby add to its membership.

**EIGHTH:** The corporation may be dissolved with the assent given in writing and signed by not less than the holders of

fifty percent (50%) of the voting power of the membership. Upon dissolution of the corporation, the assets, both real and personal, of the corporation shall be dedicated to an appropriate public agency to be devoted to purposes as nearly as practicable to the same as those to which they were required to be devoted by the corporation. In the event such dedication is refused acceptance, such assets shall thereupon be transferred to any non-profit corporation to be devoted to purposes and uses that would most nearly reflect the purposes and uses to which they were required to be devoted by this corporation.

NINTH: Amendment of these articles shall require the assent of seventy-five percent (75%) of each class of the membership by vote or written consent.

IN WITNESS WHEREOF, for the purposes of forming this non-profit corporation under the laws of the State of California, we, the undersigned, constituting the incorporation of this corporation and including all of the persons named herein as the first

directors of this corporation, have executed these Articles  
of Incorporation this 30th day of December, 1975.

\_\_\_\_\_  
Paul C. Petersen

*Jack O Proffitt*  
\_\_\_\_\_  
Jack O Proffitt

\_\_\_\_\_  
Kenneth G. Hooper

*James W. Power*  
\_\_\_\_\_  
James W. Power

*Clifford O. DeLauer*  
\_\_\_\_\_  
Clifford O. DeLauer

STATE OF CALIFORNIA )  
                                  )  
COUNTY OF SAN MATEO )

On this 30th day of December, 1975 before me, the  
undersigned a Notary Public in and for said County and  
State, residing therein, duly commissioned and sworn, personally  
appeared PAUL C. PETERSEN, JACK O PROFFITT, KENNETH G.  
HOOPER, JAMES W. POWER AND CLIFFORD O. DE LAUER  
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.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed  
my official seal at my office in the City of San Mateo, County  
of San Mateo, State of California, the day and year in this  
certificate first above written.

\_\_\_\_\_  
Notary Public in and for the County  
of San Mateo, State of California

