

State of California
Secretary of State



I, BRUCE McPHERSON, Secretary of State of the State of California, hereby certify:

That the attached transcript of 1 page(s) 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 day of

JUL 30 2005

BRUCE McPHERSON
Secretary of State

ARTICLES OF INCORPORATION
OF
MEADOW VIEW VILLAS
ASSOCIATION

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

JUL 27 2005

ARTICLE 1

The name of this corporation is Meadow View Villas Association.

ARTICLE 2

- A. 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, other than credit union business, for which a corporation may be organized under such law.
- B. The specific and primary purpose of this corporation is to be a residential real estate management association organized and operated to provide for the acquisition, construction, management, maintenance and care of property owned by this corporation, property commonly owned by the members of this corporation, and property owned by the members of this corporation (collectively, the "Association Property").
- C. No part of the net earnings of this corporation shall inure to the benefit of any private member other than by acquiring, constructing, or providing management, maintenance and care of Association Property and other than by a rebate of excess membership dues, fees or assessments.
- D. This corporation is an association formed to manage a common interest development under the Davis-Stirling Common Interest Development Act.
- E. The business office of the Association is located at 1000 Broadway, Suite 300, Oakland, California, 94607. The office is not on the site of the common interest development. The front street and the nearest cross street of the physical location of the development are Callen Street and Monte Vista Avenue, respectively; and the zip code for the development is 95688-0000.
- F. This corporation does not have a managing agent.

ARTICLE 3

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

Sara Rosenthal
1000 Broadway, Suite 300
Oakland, CA 94607

ARTICLE 4

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 furtherance of the specific purpose of this corporation.

Dated: July 26, 2005

Sara Rosenthal
Sara Rosenthal
Sole Incorporator