

Articles of Incorporation (Required Civil Code Sec. 4525)
Leisure Town Home Association

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ARTICLES OF INCORPORATION
OF
LEISURE TOWN HOME ASSOCIATION

**ENDORSED
FILED**
In the office of the Secretary of State
of the State of California
SEP 28 1962
FRANK M. JORDAN, Secretary of State
BY JAMES E. HARRIS
Clerk

KNOW ALL MEN BY THESE PRESENTS: That the undersigned have this day voluntarily associated themselves together for the purpose of forming a corporation for purposes other than pecuniary profit, and

DO HEREBY CERTIFY:

FIRST: That the name of this corporation shall be:

LEISURE TOWN HOME ASSOCIATION.

SECOND: That the specific and primary purpose for which this corporation is formed is to provide athletic, recreational and club facilities for the use of the residents of the real property now or hereafter subdivided in the Leisure Town Development, City of Vacaville, County of Solano, State of California, and their guests.

THIRD: That the general purpose and objects of this corporation are as follows:

(a) To lease, purchase, hold, use and take possession of and enjoy in fee simple or otherwise any personal or real property necessary for the uses and purposes of the corporation, and to sell, lease, deed in trust, alien or dispose of the same at the pleasure of the corporation, and for the uses and purposes for which said corporation is formed, and to buy and sell real or personal property and to apply the proceeds of sale, including any and all income, to the uses and purposes of the corporation.

(b) To pay all taxes and assessments, if any, which may be levied, by any public authority upon any property, owned or controlled by, or held in trust for the benefit of, the corporation, or its members, or any ornamental features, fixtures, tennis courts, golf courses, swimming pools or club houses established therein or thereon, whether taxed or assessed as a part thereof or separately.

(c) To fix, establish or levy, and collect from its members, dues, fees, charges and assessments, and to enforce any lien which may be provided to secure the payment thereof.

(d) To borrow money, contract debts, issue bonds, notes and debentures, and to secure the same.

(e) To do any and all other acts and things that a non-profit corporation is empowered to do, or that a natural person might do which may be necessary, convenient or desirable in the administration of the affairs and for the full attainment of the general purposes of this corporation.

The foregoing statement of purposes shall be construed as a statement of both purposes and powers, and the purposes and powers stated in each clause shall not, except where otherwise expressed, be construed as a limitation upon the general purposes for which this corporation is formed, but shall be regarded as independent purposes and powers. Notwithstanding any contrary provision herein, no part of the activities of this corporation shall consist in carrying on propaganda or otherwise attempting to influence legislation, and the carrying on by this corporation as a profit of any business hereinabove recited as a purpose of this corporation shall be merely incidental to and in furtherance of the general community betterment and recreational purposes for which this corporation is formed.

FOURTH: That this corporation is organized pursuant to the general Nonprofit Corporation Law of the State of California. The corporation does not contemplate pecuniary gain or profit to the members thereof, nor shall any net earnings, income, gain, profits or funds of this corporation in whatsoever manner acquired by it at any time inure or be distributed to or for the benefit of any private member, director or other individual, but the same shall be devoted solely to the purposes for which this corporation is formed.

FIFTH: That the County in this State where the principal office for the transaction of the business of this corporation is to be located is the County of Solano.

SIXTH: That the names and addresses of the persons who are to act in the capacity of directors until the selection of their successors and who shall be known as directors are:

W. WARDEN WEBSTER	Vallejo, California
JAMES M. SYAR	Vallejo, California
CRANSON L. HOPKINS	Vallejo, California
ALFRED W. NEWMAN	Vallejo, California
JAMES H. ROBINSON	Vallejo, California

The number of persons above named, to wit: five (5) shall constitute the authorized number of directors of this corporation until that number shall be changed by an amendment of the Articles or to the By-Laws of this corporation increasing or decreasing the number of directors as may be desired.

SEVENTH: That 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 liabilities of each or all classes for dues and assessments, and the method of collection thereof, shall be set forth in the By-Laws of this corporation.

IN WITNESS WHEREOF, the persons who are set to act in the capacity of first directors have hereunto set their hands this 25th day of September, 1962.

187 W. Warden Webster
W. WARDEN WEBSTER

187 James M. Syar
JAMES M. SYAR

187 Cranston L. Hopkins
CRANSON L. HOPKINS

187 Alfred W. Newman
ALFRED W. NEWMAN

187 James H. Robinson
JAMES H. ROBINSON

STATE OF CALIFORNIA }
COUNTY OF SOLANO } SS

On the 25th day of September, 1962, before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and sworn, personally appeared W. WARDEN WEBSTER, JAMES M. SYAR, CRANSON L. HOPKINS, ALFRED W. NEWMAN and JAMES H. ROBINSON, known to me to be the individuals whose names are subscribed to the foregoing instrument, and acknowledged to me that they signed the same.

WITNESS my hand and official seal.

Maxine Dumont
MAXINE DUMONT, Notary Public
in and for the County of Solano,
State of California.

My Commission expires:

March 30, 1966

HOPKINS, NEWMAN & ROBINSON

BY: *James H. Robinson*
JAMES H. ROBINSON
Attorneys for Incorporators

