

FILED

FEB 11 1959

Secretary of State of California

ARTICLES OF INCORPORATION

[Signature]

OF

WESTVIEW TERRACE HOME OWNERS ASSOCIATION, INCORPORATED

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KNOW ALL MEN BY THESE PRESENTS: That we, the under-
signed, have voluntarily associated ourselves together for the
purpose of forming a corporation under the provisions of the
General Nonprofit Corporation Law of the State of California, for
purposes other than pecuniary profit; and we do certify;

FIRST: That the name of this corporation shall be
WESTVIEW TERRACE HOME OWNERS ASSOCIATION, INCORPORATED.

SECOND: The purposes for which, and any of which, it
is formed, are:

To encourage and foster better homes and thereby create
a better community life; to promulgate and enforce rules, regu-
lations and restrictions governing the construction, maintenance,
landscaping, use and occupation of the homes of its members; to
lease, purchase, sell, manage, exchange, refit and improve building
or buildings already constructed; to take in exchange, to purchase
or otherwise acquire the equipment and furnishings necessary or
convenient for the use and occupancy thereof; to own, hold, maintain,
sell, exchange, lease, convey, transfer, pledge, hypothecate, en-
cumber by mortgage or deed of trust, or otherwise dispose of any
property so acquired; to receive donations and accumulate funds for
the accomplishment of any of the aforesaid purposes; to do every
act and thing necessary or convenient to carry out and attain the
above specified purposes to the same extent as natural persons might
or could do; to do all things and have all powers granted or allowed
under the laws of the State of California to non-profit corporations;
and to conduct all of its said business without pecuniary profit to
any of its members.

Restriction of right
to amend articles

No

Yes

THIRD: The principal office of the corporation for the transaction of business is to be located in the City and County of San Francisco, State of California.

FOURTH: The number of the Directors of said corporation shall be such as may be fixed and determined by the By-laws of the corporation, or any amendment thereto; and the names and addresses of the Directors who are appointed to serve until the election and qualifications of their successors are as follows:

<u>NAMES</u>	<u>ADDRESSES</u>
Fred Gellert	1030 Vicente Street San Francisco, California
E. V. Schulhauser	40 Constanso Way San Francisco, California
W. H. Young	2751 37th Avenue San Francisco, California
George G. Parsons	301 Brentwood Avenue San Francisco, California
G. Paul Schreiber	1552 Sixtsein'h Avenue San Francisco, California

FIFTH: The corporation does not contemplate pecuniary gain or profit to any of its members. The corporation shall have no capital stock. The voting power of the corporation shall be vested exclusively in the holders of the regular memberships. Each regular member shall be entitled to one vote for each regular membership standing in its or his name on the books of the corporation.

SIXTH: The authorized number and qualifications of the members, the different classes of membership, the property, voting and other rights and privileges of each class of membership and the liability of each or all classes to dues or assessments and the method of collection thereof shall be as set forth in the By-laws.

IN WITNESS WHEREOF, we have hereunto set our hands this

9 day of February, 1950.

Fred Gellert
Fred Gellert

E. V. Schulhauser
E. V. Schulhauser

W. H. Young
W. H. Young

George G. Parsons
George G. Parsons

G. Paul Schreiber
G. Paul Schreiber

STATE OF CALIFORNIA)
CITY AND COUNTY OF SAN FRANCISCO) ss:

On this 9th day of February, 1950, before me, the undersigned, a Notary Public in and for said City and County of San Francisco, residing therein, duly commissioned and sworn, personally appeared FRED GELLERT, W. H. YOUNG, E. V. SCHULHAUSER, GEORGE G. PARSONS and G. PAUL SCHREIBER, known to me to be the persons whose names are subscribed to the foregoing Articles of Incorporation, and they duly acknowledged to me that they executed the same.

WITNESS my hand and official seal the day and year first above written.

Orah M. Nichols

NOTARY PUBLIC
In and for the City and
County of San Francisco,
State of California



ORAH M. NICHOLS
Notary Public in and for the City and
County of San Francisco, State of Calif.
My Commission Expires July 6, 1952

FILED
In the office of the Secretary of State
of the State of California
March 12 1951

242527

Name changed to:

MIDTOWN TERRACE HOME OWNERS ASSOCIATION, INCORPORATED.

CERTIFICATE OF AMENDMENT OF ARTICLES OF INCORPORATION
OF

WESTVIEW TERRACE HOME OWNERS ASSOCIATION, INCORPORATED

The undersigned, FRED GELLERT, E. V. SCHULHAUSER, W. H. YOUNG, GEORGE G. PARSONS and G. PAUL SCHREIBER, do hereby certify:

ONE: That they constitute all of the incorporators and therefore at least two-thirds of the incorporators of WESTVIEW TERRACE HOME OWNERS ASSOCIATION, INCORPORATED, a California corporation.

TWO: That the undersigned incorporators do hereby adopt an amendment to the Articles of Incorporation of said corporation amending said Articles to read as follows:

"ARTICLES OF INCORPORATION
OF

MIDTOWN TERRACE HOME OWNERS ASSOCIATION, INCORPORATED

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"KNOW ALL MEN BY THESE PRESENTS: That we, the undersigned, have voluntarily associated ourselves together for the purpose of forming a corporation under the provisions of the General Nonprofit Corporation Law of the State of California, for purposes other than pecuniary profit; and we do certify:

"FIRST: That the name of this corporation shall be MIDTOWN TERRACE HOME OWNERS ASSOCIATION, INCORPORATED.

"SECOND: The purposes for which, and any of which, it is formed, are:

To encourage and foster better homes and thereby create a better community life; to promulgate and enforce rules, regulations and restrictions governing the construction, maintenance, landscaping, use and occupation of the homes of its members; to lease, purchase, sell, manage, exchange, refit and improve building or buildings already constructed; to take in exchange, to purchase or otherwise acquire the equipment and furnishings necessary or convenient for the use and occupancy thereof; to own, hold, maintain, sell, exchange, lease, convey, transfer,

RF

pledge, hypothecate, encumber by mortgage or deed of trust, or otherwise dispose of any property so acquired; to receive donations and accumulate funds for the accomplishment of any of the aforesaid purposes; to do every act and thing necessary or convenient to carry out and attain the above specified purposes to the same extent as natural persons might or could do; to do all things and have all powers granted or allowed under the laws of the State of California to non-profit corporations; and to conduct all of its said business without pecuniary profit to any of its members.

"THIRD: The principal office of the corporation for the transaction of business is to be located in the City and County of San Francisco, State of California.

"FOURTH: The number of the Directors of said corporation shall be such as may be fixed and determined by the By-laws of the corporation, or any amendment thereto; and the names and addresses of the Directors who are appointed to serve until the election and qualifications of their successors are as follows:

<u>NAMES</u>	<u>ADDRESSES</u>
Fred Gallert	1030 Vicente Street San Francisco, California
E. V. Schulhauser	40 Constanso Way San Francisco, California
W. H. Young	2751 37th Avenue San Francisco, California
George G. Parsons	301 Brentwood Avenue San Francisco, California
G. Paul Schreiber	1552 Sixteenth Avenue San Francisco, California

"FIFTH: The corporation does not contemplate pecuniary gain or profit to any of its members. The corporation shall have no capital stock. The voting power of the corporation shall be vested exclusively in the holders of the regular memberships. Each regular member shall be entitled to one vote for each regular membership standing in its or his name on the books of the corporation.

"SIXTH: The authorized number and qualifications of the members, the different classes of membership, the property, voting and other rights and privileges of each class of membership and the liability of each or all classes to dues or assessments and the method of collection thereof shall be as set forth in the By-laws."

THREE: That said corporation has admitted no members other than the incorporators.

IN WITNESS WHEREOF, the undersigned have executed this

Certificate of Amendment this 8th day of March, 1951.

Fred Gellert
Fred Gellert

E. V. Schulhauser
E. V. Schulhauser

W. H. Young
W. H. Young

George G. Parsons
George G. Parsons

G. Paul Schreiber
G. Paul Schreiber

(Corporate Seal)

State of California }
City and County of San Francisco } ss.

On this 8th day of March in the year one thousand, nine hundred and ~~forty~~ forty five before me,
PEARL M. MARITZEN, a Notary Public in and for the City and County of San Francisco, State of California, residing therein,
duly commissioned and sworn, personally appeared Fred Gellert
E. V. Schulhauser, W. H. Young, George G. Parsons
and G. Paul Schreiber

known to me to be the person S whose name S are subscribed to the
within instrument, and 7 he Y duly acknowledged to me that 7 he Y
executed the same.

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

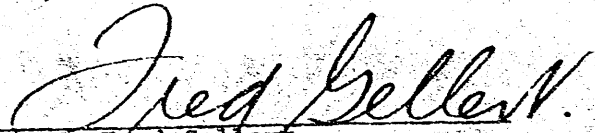
Pearl M. Maritzen
Notary Public in and for the City and County of San
Francisco, State of California

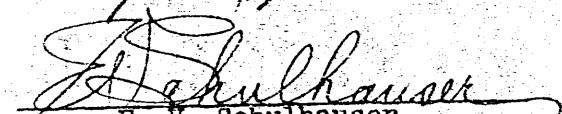
My Commission Expires April 12, 1952

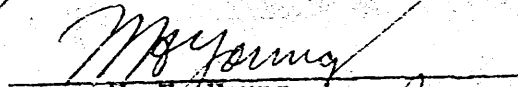
STATE OF CALIFORNIA
City and County of San Francisco } ss.


FRED GELLERT, E. V. SCHULHAUSER, W. H. YOUNG, GEORGE G. PARSONS and G. PAUL SCHREIBER, being first duly sworn, each for himself deposes and says:

That they are all of the incorporators of WESTVIEW TERRACE HOME OWNERS ASSOCIATION, INCORPORATED; that each has read the said Certificate and that the statements therein made are true of his own knowledge, and that the signatures purporting to be the signatures of each of said incorporators thereto are the genuine signatures of each of said incorporators, respectively.


Fred Gellert


E. V. Schulhauser



W. H. Young


George G. Parsons


G. Paul Schreiber

(Corporate Seal)

Subscribed and sworn to before me
this 8th day of March, 1951.


NOTARY PUBLIC
In and for the City and County of
San Francisco, State of California
My Commission Expires:

(Seal) My Commission Expires April 12, 1952