

Return to Secretary

Articles of Incorporation

Sept. 1951

as non-profit corporation



OFFICE OF THE SECRETARY OF STATE

(PHOTOCOPY CERTIFICATION)

Attach-

I, EDMUND G. BROWN JR., Secretary of State of the State of California, hereby certify:

That the photographic reproduction hereunto annexed was prepared by and in this office from the record on file of which it purports to be a copy, and that it is full, true and correct.

Directors' Resolution on Amendment of Art. of Inc.

IN WITNESS WHEREOF, I execute this certificate and affix the Great Seal of the State of California this

APR 9 1979

Edmund G. Brown Jr. Secretary of State

Amended as of August 10, 1975  
① Descriptions of Units 34-6 added  
② Number of Directors increased to 6 (six) (amendment to report of some Minutes - if correct it) - to be submitted to Notary as 3 recall - Gardella gave us procedure

FILED

256989

SEP 21 1975  
FRANK M. ...  
By: [Signature]

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Portion of ...  
to amend articles  
186

ARTICLES OF INCORPORATION

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KNOW ALL MEN BY THESE PRESENTS:

That we, the undersigned, have this day voluntarily associated ourselves together for the purpose of forming a non-profit corporation under the laws of the State of California --

AND WE DO HEREBY CERTIFY:

FIRST: That the name of this corporation is:

WOODSIDE HILLS HOMES ASSOCIATION

SECOND: That the purposes for which this corporation is formed are:

A. Specifically and primarily, to further at all times the better living conditions and physical surroundings on and amongst certain lots of real property, and the owners thereof, located in the County of San Mateo, State of California, more particularly designated of record as follows:

A Map entitled "Tract No. 513 Woodside Hills Unit No. 1" filed in Map Book Vol. 21 in the office of said County Recorder at pages 65, 66, 67, and 68 thereof;

A map entitled "Tract No. 579 Woodside Hills Unit No. 2" filed in Map Book 27 in the office of said County Recorder at pages 21, 22, 23, and 24 thereof.

Amended  
24 to add  
Units 2 & 5

B. To general, but not by way of limitation of the foregoing:

By Resolution  
26 1/27/75  
SEC 2, ART II  
Sec A subsec (5)  
28 which also  
CARS 1/16/78  
30 inclusion of  
Unit 9

(a) Erect, construct, light, improve, equip, operate, supervise and maintain ornamental and functional structures on the above described real property situated in the County of San Mateo, State of California.

(b) To improve, light, provide for, beautify, equip, operate, supervise and maintain streets, parks, playgrounds, recreational areas, and other spaces, including all grass plots, park strips, other planted areas and trees and shrubs within the lines of said streets in and bordering upon said property as shall be maintained for public use, or for the general use of the owners of lots in said property.

1 tion, and all licenses, franchise taxes, and governmental  
2 charges levied or imposed against the property of this  
corporation.

3 (j) To acquire by gift, purchase, or otherwise to own,  
4 hold, enjoy, lease, operate, maintain, and to convey, sell,  
5 lease, transfer, mortgage or otherwise encumber, dedicate  
6 for public use, or otherwise dispose of real or personal  
7 property in connection with the business of this corpora-  
8 tion.

9 (k) To acquire by purchase, lease, gift, or otherwise, and  
10 to equip and operate community buildings, stables, nurser-  
11 ies and recreational facilities of all kinds and character;  
12 to sponsor and financially aid boy scout and girl scout  
13 organizations and similar organizations composed of  
14 persons resident on said property.

15 (l) To expend the moneys collected by this corporation  
16 from assessments or charges and other sums received by  
17 this corporation for the payment and discharge of all  
18 proper costs, expenses and obligations incurred by this  
19 corporation in carrying out any or all of the purposes  
20 for which this corporation is formed.

21 (m) To borrow money; to mortgage, pledge, deed in trust,  
22 or hypothecate any or all of its real or personal property  
23 as security for money borrowed or debts incurred, and to  
24 do any and all things that a corporation organized under  
25 said laws of the State of California may lawfully do, and  
26 generally to do and perform any and all other acts which  
27 may be either necessary for, or proper or incidental to  
28 the exercise of any of the foregoing powers, and such  
29 powers as are granted by the provisions of the laws of the  
30 State of California to a non-profit corporation.

31 (n) To do any and all lawful things which may be advisable,  
32 proper, authorized or permitted to be done by this corpora-  
tion under and by virtue of any covenant, restriction,  
reservation, servitude or easement affecting said property,  
or any portion thereof, and to do and perform any and all  
acts which may be either necessary for or incidental to  
the exercise of any of the foregoing powers, or for the  
peace, health, comfort, safety, or general welfare of the  
owners of said property, or any portion thereof, or  
residents thereon.

(o) To perform any or all of the services and to do any or  
all of the acts or things set forth in the preceding  
subparagraphs (a) to (n), both inclusive, with respect to  
real property in the vicinity of but not included within  
the real property described and referred to in the  
preceding subparagraph (a), pursuant to and in accordance  
with contracts between this corporation and the owners of  
such real property, and to make and enter into contracts  
with the owners of such real property for such purposes  
or any thereof.

THIRD: That it is a corporation which does not contemplate  
distribution of gains, profits or dividends to the members thereof,  
and is organized pursuant to the General Non-Profit Corporation

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STATE OF CALIFORNIA )  
County of San Mateo ) ss.

On this 8th day of September, 1951, before me, Frank W. Brown, a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared DANIEL J. CREEDON, DENNIS HESSION, BENJAMIN B. KNIGHT, DANIEL J. MOHACO and MARTHA B. PEEBLES, known to me to be the persons described herein and who executed the within instrument, and they acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in said County and State the day, month and year in this certificate first above written.

Frank W. Brown  
NOTARY PUBLIC in and for the  
County of San Mateo, State of  
California.

1992  
For  
Inclusion  
of Unit 7  
- at Annual Meeting  
Jan. 27 1992

CERTIFICATE OF AMENDMENT #2  
OF  
ARTICLES OF INCORPORATION

DEBORAH MENDELSON and BARBARA GOLDEN certify:

1. They are the president and the secretary, respectively, of WOODSIDE HILLS HOMES ASSOCIATION, a California Corporation.

2. At a meeting of the Board of Directors of the Corporation, held at Woodside, California on January 27, 1992, the following resolution was adopted:

DIRECTORS' RESOLUTION ON AMENDMENT  
OF THE ARTICLES OF INCORPORATION  
OF  
WOODSIDE HILLS HOMES ASSOCIATION

WHEREAS, it is deemed to be in the best interests of the corporation and to the best interest of its members that its Articles of Incorporation be amended as hereinafter provided;

NOW, THEREFORE, BE IT RESOLVED, that Article SECOND be amended to read as follows:

"SECOND: That the purposes for which this corporation is formed are:

A. Specifically and primarily, to further at all times the better living conditions and physical surroundings on and amongst certain lots of real County of San Mateo, State of California, more particularly designated of record on the following maps:

(a) Tract No. 513, Woodside Hills, Unit No. 1, San Mateo County, California, which map was filed in the Office of the Recorder of the Country of San Mateo, State of California, on April 6, 1938, in Liber 21 of Maps, pages 65, 66, 67 and 68.

(b) Tract No. 579, Woodside Hills, Unit No. 2, San Mateo County, California, which map was

filed in the Office of the Recorder of the County of San Mateo, State of California, on July 3, 1947 in Liber 27 of Maps, pages 21, 22, 23 and 24.

(c) Tract No. 742, Woodside Hills, Unit No. 3, San Mateo County, California, which map was filed in the Office of the Recorder of the County of San Mateo, State of California, on July 12, 1956 in Volume 45 of Maps, at pages 33 and 34.

(d) Woodside Hills, Unit No. 4, Town of Woodside, San Mateo County, California, which map was filed in the Office of the Recorder of the County of San Mateo, State of California, on August 17, 1964 in Book 60 of Maps, at pages 41 and 42

(e) Woodside Hills, Unit No.5, Town of Woodside, San Mateo County, California, which map was filed in the Office of the Recorder of the County of San Mateo, State of California, on January 22, 1963 in Book 57 of Maps, at pages 42 and 43.

(f) Woodside Hills, Unit No.6, Town of Woodside, San Mateo County, California, which map was filed in the Office of the Recorder of the County of San Mateo, State of California, on October 24, 1966 in Book 65 of Maps, at pages 42 and 43.

(g) Woodside Hills, Unit No.7, Town of Woodside, San Mateo County, California, which map was filed in the Office of the Recorder of the County of San Mateo, State of California, on July 19, 1976 in Book 91 of Maps, at page 26.

(h) Such other subdivisions or tracts of land in the vicinity of those described above for which restrictions, conditions, and covenants may from time to time be recorded which designate the Woodside Hills Homes Association as administrator of the terms and provisions of such restrictions, conditions of covenants.

Further, it shall be a primary purpose of the corporation to administer, enforce and carry out the terms and provisions of the following declarations:

(a) Declaration entitled "Declaration of Establishment of Protective Restrictions, Conditions, Covenants, Liens, and Charges Affecting the Real Property Known as Woodside

Hills which is Situated in the County of San Mateo, State of California," and recorded on May 24, 1938, in Volume 811 of the Official Records of San Mateo County, State of California, commencing at page 1.

(c) Declaration entitled "Declaration of Establishment of Protective Restrictions, Conditions, Covenants, Liens, and Charges Affecting the Real Property Known as Woodside Hills Unit No. 2 Which is situated in the County of San Mateo, State of California," and recorded on July 11, 1947, in Volume 1395 of the Official Records of San Mateo County, State of California, commencing at page 2.

(c) Declaration entitled "Declaration of Establishment of Protective Restrictions, Conditions, Covenants, Liens, and Charges Affecting the Real Property Known as Woodside Hills Unit No. 3 Which is situated in the County of San Mateo, State of California," and recorded on October 29, 1956, in Volume 3118 of the Official Records of San Mateo County, State of California, commencing at page 537.

(d) Declaration entitled "Declaration of Establishment of Protective Restrictions, Conditions, Covenants, Liens, and Charges Affecting the Real Property Known as Woodside Hills Unit No.4 Which is situated in the County of San Mateo, State of California," and recorded on August 31, 1964 in Volume 4787 of the Official Records of San Mateo County, State of California, commencing at page 361.

(e) Declaration entitled "Declaration of Establishment of Protective Restrictions, Conditions, Covenants, Liens, and Charges Affecting the Real Property Known as Woodside Hills Unit No.5 Which is situated in the County of San Mateo, State of California," and recorded on August 10, 1964 in Volume 4772 of the Official Records of San Mateo County, State of California, commencing at page 62.

(f) Declaration entitled "Declaration of Establishment of Protective Restrictions, Conditions, Covenants, Liens, and Charges Affecting the Real Property Known as Woodside Hills Unit No.6 Which is situated in the County of San Mateo, State of California," and recorded on August 15, 1968 in Volume 5517 of the Official Records of San Mateo County, State of California, commencing at page 61.

(g) Declaration entitled "Declaration of Establishment of Protective Restrictions, Conditions, Covenants, Liens, and Charges Affecting the Real Property Known as Woodside Hills Unit No.7 Which is situated in the County of San Mateo, State of California," and recorded on July 19, 1976 in Volume 7190 of the Official Records of San Mateo County, State of California, commencing at page 231.

(h) Such other declarations as may from time to time be recorded and which designate this corporation as having authority to enforce, administer and carry out the terms and provisions of such declarations.

B. To generally, but not by way of limitation of the foregoing, ~~have the following~~, have the following powers:

(a) To erect, construct, light, improve, equip, operate, supervise and maintain ornamental and functional structures on the above described real property situated in the County of San Mateo, State of California.

(b) To improve, light, provide for, beautify, equip, operate, supervise and maintain streets, parks, playgrounds, recreational areas, and other spaces, including all grass plots, park strips, other planted areas and trees and shrubs within the lines of said streets in and bordering upon said property as shall be maintained for public use, or for the general use of the owners of lots in said property.

(c) To care for vacant, unimproved and unkempt lots in said property, remove and destroy grass, weeds, and rodents therefrom, and any unsightly and obnoxious thing therefrom, and to do any other things, and perform any labor necessary or desirable in the judgment of this corporation to keep the property, and the land contiguous and adjacent thereto neat and in good order.

(d) To sweep, clean and sprinkle the streets within and bordering upon and adjacent to said property; to collect and dispose of street sweepings, garbage, rubbish, and the like from said property; to provide for community police and fire protection of said property, and to construct, maintain and keep in repair fire hydrants and mains, sewers, and any sewage disposal systems.

(e) To pay the taxes and assessments, if any, which may be levied by any governmental authority upon parks in said property, and any other areas maintained, and lands used or acquired for the general use of the owners of lots within said property, including taxes and assessments, if any,



which may be levied by any governmental authority on ornamental or functional structures owned by or subject to the control of this corporation, and on any property of this corporation, or which may be held in trust for this corporation.

(f) To pay for the examination and approval, or disapproval, of plans, specification, color schemes, plot plans and grading plans for any building, outhouse, garage, fence, wall, retaining wall, or other structure of any kind which shall be erected, constructed, placed or maintained on said property, or any part thereof, and for any alteration, condition, changing, repairing, remodeling, or adding to the exterior thereof, and for such supervision of construction and inspection as may be required to insure compliance therewith, including the services of architects and other persons employed to examine and advise upon such plans, specifications, color schemes, plot plans, and grading plans.

(g) To enforce covenants, restrictions, reservations, servitude, easements, liens and charges existing upon and created for the benefit of said property over which this corporation has jurisdiction; to pay all expenses incidental thereto; to enforce the decisions and ruling of this corporation having jurisdiction over any of said property; to pay all of the expenses in connection therewith.

(h) To do any and all lawful things and acts which this corporation at any time, and from time to time, shall, in its uncontrolled discretion, deem to be to the best interests of said property and the owners of the lots therein and improvements thereon, and to pay all costs and expenses in connection therewith.

(i) To regulate and adjust the rate of the annual charges to which said property shall be made subject; to collect the charges affecting said property; to pay all expenses in connection therewith, and all office and other expenses incident to the conduct of the business of this corporation, ad all licenses, franchise taxes and governmental charges levied or imposed against the property of this corporation.

(j) To acquire by gift, purchase, or otherwise to own, hold, enjoy, lease, operate, maintain, and to convey, sell, lease, transfer, mortgage or otherwise encumber, dedicate for public use, or otherwise dispose of real or personal property in connection with the business of this corporation.

(k) To acquire by purchase, lease, gift, or otherwise and to equip and operate community buildings, stables, nurseries and recreational facilities of all kinds and character; to sponsor and financially aid boy scout and girl scout organizations and similar organizations composed of persons

resident on said property.

(l) To expend the moneys collected by this corporation from assessments or charges and other sums received by this corporation for the payment and discharge of all proper costs, expenses and obligations incurred by this corporation in carrying out any or all of the purposes for which this corporation is formed.

(m) To borrow money; to mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed debts incurred, and to do any and all things that a corporation organized under said laws of the State of California may lawfully do, and generally to do and perform any and all other acts which may be either necessary for, or proper or incidental to the exercise of any of the foregoing powers, and such powers as are granted by the provisions of the laws of the State of California to a non-profit corporation.

(n) To do any and all lawful things which may be advisable, proper, authorized or permitted to be done by this corporation under and by virtue of any covenant, restriction, reservation, servitude or easement affecting said property, or any portion thereof, and to do and perform any and all acts which may be either necessary for or incidental to the exercise of any of the foregoing powers, or for the peace, health, comfort, safety, or general welfare of the owners of said property, or any portion thereof, or residents thereon.

(o) To perform any or all of the services and to do any or all of the acts or things set forth in the preceding subparagraphs (a) to (n), both inclusive, with respect to real property in the vicinity of but not included within the real property described and referred to in the preceding subparagraph (a), pursuant to and in accordance with contracts between this corporation and the owners of such real property, and to make and enter into contracts with the owners of such real property for such purposes or any thereof".

AND BE RESOLVED FURTHER that the said amendments be and are hereby adopted and approved.

3. The members have adopted this amendment by resolution at a meeting held at Woodside, California, on January 27, 1992. The wording of the amended article, as set forth in the Members' Resolution, is the same as that set forth in the Directors'

Resolution in paragraph 2 above.

4. The number of members who voted affirmatively for the adoption of the resolution is 95 (votes present and by proxy) and the number of members constituting a quorum is 92.

Deborah Mendelson  
DEBORAH MENDELSON, President

Barbara Golden  
BARBARA GOLDEN, Secretary

VERIFICATION

I, the undersigned, hereby declare:

That I am the President of the WOODSIDE HILLS HOMES ASSOCIATION, a corporation, organized and existing under and by virtue of the laws of the State of California, and in whose behalf I make this declaration; that I have read the foregoing CERTIFICATE OF AMENDMENT OF ARTICLES OF INCORPORATION OF WOODSIDE HILLS HOMES ASSOCIATION and know the contents thereof and that the same is true of my own knowledge, except as to those matters therein stated on information and belief and as to those matters, I believe them to be true.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on January 27, 1992, at Woodside, California.

Deborah Mendelson  
DEBORAH MENDELSON, President


I, the undersigned, hereby declare:

That I am the Secretary of the WOODSIDE HILLS HOMES

ASSOCIATION, a corporation, organized and existing under and by virtue of the laws of the State of California, and in whose behalf I make this declaration; that I have read the foregoing CERTIFICATE OF AMENDMENT OF ARTICLES OF INCORPORATION OF WOODSIDE HILLS HOMES ASSOCIATION and know the contents thereof and that the same is true of my own knowledge, except as to those matters therein stated on information and belief and as to those matters, I believe them to be true.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on January 27, 1992, at Woodside, California.

  
Barbara Golden  
BARBARA GOLDEN, Secretary