

Articles of Incorporation  
Of  
Homeowners Association

ARTICLE I

The name of the corporation (hereinafter called the “Association” is FOLSOM LAKE ESTATES Homeowners Association.

ARTICLE II

The principal office for the transaction of the business of the Association is located in Placer County, State of California.

ARTICLE III

The Association is organized pursuant to the General Nonprofit Corporation Law.

ARTICLE IV

PURPOSE AND POWERS OF THE ASSOCIATION

The Association does not contemplate pecuniary gain or profit to the members thereof, and the specified primary purposes for which it is formed are to provide for maintenance, preservation and architectural control of the residence Lots and Common Area within that certain tract of property described as:

Lots 1 to 64 inclusive and Lot A in Unit Number 2A, Lots 65-143 inclusive and Lot A in Unit 2B and Lots 144-225 in Unit 2C, as recorded in the Office of the Recorder of Placer County, State of California, Book M of Maps, at Page 29.

And to promote the health, safety and welfare of the residents within the above described property and any additions therewith as may hereafter be brought within the jurisdiction this Association for this purpose.

In furtherance of said purposes, this Association shall have power to perform all of the duties and obligations of the Association as set forth in the Declaration of Covenants, Conditions and Restrictions hereinafter called the “Declaration” and the By-Laws of the Association, applicable to the property and recorded in the Office of the Recorder of Placer County, State of California.

## ARTICLE V

### MEMBERSHIP AND VOTING

Every person or entity who is record owner of a fee or undivided fee interest in any lot which is subject by covenants of record to assessment by the Association including contract sellers, shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment by the Association. The voting rights of members shall be as stated in the By-Laws of the Association.

## ARTICLE VI

### BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of five (5) Directors, who are members in good standing of the Association. The number of directors may be changed by amendment of the By-Laws of the Association. The election and term of service shall be as stated in the By-Laws of the Association.

## ARTICLE VII

### DISSOLUTION

Upon dissolution of the Association, the assets of the Association shall be granted, conveyed and assigned to any nonprofit corporation, association, public agency, trust or other organization organized and operated for such similar purposes.

## ARTICLE VIII

### DURATION

The corporation shall exist perpetually.

## ARTICLE IX

### AMENDMENTS

Amendment of these Articles shall require the assent of members representing a majority or more of the voting power.

