

ARTICLES OF INCORPORATION

OF

OAKMORE HOMES ASSOCIATION.

KNOW ALL MEN BY THESE PRESENTS:

That we, the undersigned, all of whom are citizens and residents of the State of California, have this day voluntarily associated ourselves together for the purpose of forming a non-profit co-operative corporation under the laws of the State of California; and

WE DO HEREBY CERTIFY

FIRST: That the name of said corporation shall be OAKMORE HOMES ASSOCIATION:

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

1. To improve and maintain entrance gateways, ornamental fences, fountains and other ornamental features now existing or hereafter erected on the following described property, or on the streets in or bordering upon the said property, and to provide for the lighting thereof, to-wit:

All those certain lots, pieces or parcels of land, situate, lying and being in the City of Oakland, County of Alameda, State of California, particularly described as follows:

Lots One (1) to Fifteen (15), both inclusive, in Block One (1); Lots One (1) to Twenty-four (24), both inclusive, in Block Two (2); Lots One (1) to Seventeen (17), both inclusive in Block Three (3); and Lots One (1) to Thirteen (13), both inclusive, in Block Four (4) as said lots and blocks are laid down and delineated and so designated upon that certain map entitled "OAKMORE TERRACE OAKLAND ALAMEDA CO. CALIF", filed February 19th, 1926, in Book Five (5) of Maps at page Forty-eight (48) thereof in the office of the Recorder of said Alameda County;

Also any other lots, pieces or parcels of land forming a tract or subdivision that is adjacent to the above described property, or adjacent to said adjacent tract or subdivision, and which the board of directors of this

corporation determine by resolution to be so located that the same may be conveniently and properly improved and developed in connection with the above described property, and for the mutual benefits of the members of the corporation, and the owners or contract holders of lots in such tract or subdivision shall have the same rights in this corporation and be subject to similar obligations as the owners or contract holders of lots in Oakmore Terrace.

Whenever used in these Articles of Incorporation, the words "said property" shall be deemed to refer to the above described property and to such of the aforesaid adjacent property as the board of directors of this corporation determines by resolution to be so located that the same may be conveniently and properly improved and developed in connection with the above described property.

2. To improve and maintain such streets, parks and other open spaces, including all grass plots and other planted areas within the lines of said street, now existing or hereafter to be created in or bordering upon said property, which shall be maintained for public use or for the general use of the owners of lots or building sites within said property, and to provide for the lighting thereof;

3. To acquire and hold land for parks, playgrounds, tennis courts and a site for a community club-house, for the general use of the owners of lots or building sites within said property;

4. To construct, improve and maintain on said property or on adjacent property parks and parkways, tennis courts, playgrounds and a community club-house for the use of the owners of said property;

5. To care for vacant, unimproved or unkempt plots contiguous to, and lots within said property, to remove grass and weeds therefrom and to do any other things necessary or desirable in the opinion of the Board of Directors of said Corporation to keep said property and plots neat and in good order.

6. To provide for the sweeping, cleaning and sprinkling of the streets within or bordering upon said property, to collect and dispose of street sweepings therefrom, and rubbish, garbage and the like from said property, and to provide community police protection therefor;

7. To pay all taxes and assessments, if any, which may be levied by any authority upon the streets and parks now or hereafter opened, laid out or established, and other open spaces maintained and lands acquired for the general use of the owners of lots or building sites within said property, including taxes and assessments levied on the aforesaid entrance gateways, ornamental fences, fountains and other ornamental features, tennis courts and a community club-house, whether taxed or assessed as a part thereof or separately;

8. To approve plans and specifications for dwelling-houses and other structures to be erected on said property and to supervise the construction of such dwelling-houses and other structures, and to pay the expenses incident to the examination and approval of such plans and specifications and to such supervision of construction;

9. To enforce the conditions, restrictions and charges at any time created for the benefit of said property and the owners thereof or to which said property or any part thereof may at any time be subject, and to pay all expenses in connection therewith;

10. To fix the rate per front foot of the annual charges or assessments to which said property shall be made subject and to receive and collect such annual charges or assessments;

11. To expend the moneys so collected, received or derived from said annual charges or assessments in making the aforesaid payments, and in paying and discharging the costs, expenses and obligations incurred by said corporation in carrying out any or all of the purposes of said corporation;

12. Also to exercise such powers of control, interpretation, construction, consent, decision, determination, modification, amendment, cancellation and annulment with reference to the conditions, restrictions and charges imposed upon said property as may be vested in, delegated to or assigned to said corporation, and such duties with respect thereto as may be assigned to and assumed by said corporation;

13. 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.

THIRD: That the place where the principal business of said corporation will be transacted is the City of Oakland, County of Alameda, State of California.

FOURTH: That the term for which said corporation is to exist is fifty years from and after the date of its incorporation.

FIFTH: That the number of directors of said corporation shall be five, and that the names and residences of the directors selected for the first year and until their successors shall have been elected, and shall have accepted office, are

as follows, to-wit:

| <u>NAME</u> | <u>RESIDENCE</u> |
|-------------------|---------------------|
| HARRY E. LEIMERT, | OAKLAND, CALIFORNIA |
| J. A. SCOFIELD, | OAKLAND, CALIFORNIA |
| WILLIAM LEIMERT, | OAKLAND, CALIFORNIA |
| A. E. BEACH, | OAKLAND, CALIFORNIA |
| FRANK H. AYERS, | OAKLAND, CALIFORNIA |

SIXTH: That the voting power and the property rights and interest of each member of said corporation shall be unequal, and that the general rules applicable to all members by which the voting power and the property rights and interests, respectively, of each member may and shall be determined and fixed are as follows:

For such purpose, a building site shall be taken to be either a numbered lot forming a part of said property, or any combination, grouping or resubdivision of any such lot or lots or portion or portions of such lot or lots permitted by the restrictions applicable thereto and thereby allowed to be used as the site for a dwelling-house or such other structure as is permitted by the restrictions applicable thereto; and the members of said corporation shall be Park Boulevard Company, a corporation, and all others who are the owners of record of any such building site or who, while holding a contract for the purchase of any such building site from Park Boulevard Company, shall reside upon the building site described in such contract. Such ownership or such holding of a contract of purchase and residence shall be the sole qualification for membership in said corporation and certificate of membership to the members thereof shall be issued accordingly; and when such qualification shall cease as to any member the membership of such member shall lapse and the certificate therefor be void.

Each member of this corporation who is the owner of record of more than one such building site shall have as many votes upon all matters that come before the members of said corporation as there are such building sites of which said member is such owner, and each other member shall have one vote; and each member of said corporation shall have such an interest in all the property of said corporation as is represented by the ratio of the number of votes to which such member is entitled to the total number of numbered lots included within said property; provided, however, that such interest is and shall be appurtenant to the building sites within said property of which such member is the owner of record.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 12th day of May, 1926.

Wm. L. Linnert

J. J. Linnert

William Linnert

A. E. Beach

Grant J. Ayers

STATE OF CALIFORNIA,)
COUNTY OF ALAMEDA,) ss.

On this 12th day of May, in the year One Thousand Nine Hundred and Twenty-six, before me M. W. DOBRZENSKY, a Notary Public in and for the County of Alameda, State of California, residing therein, duly commissioned and sworn, personally appeared HARRY E. LEIMERT, J. A. SCOFIELD, WILLIAM LEIMERT, A. E. BEACH and FRANK H. AYERS, known to me to be the persons described in and whose names are subscribed to 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, the day and year in this certificate first above written.

M. W. Dobrzensky

Notary Public in and for said County
of Alameda, (State of California.

Recd
(52)

FILED

In the Office of the Secretary of State
OF THE STATE OF CALIFORNIA

MAY 14 1926

FRANK C. JORDAN
SECRETARY OF STATE

By *Frank C. Jordan*
DEPUTY

60-26 Title XVII

Frank C. Jordan

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ARTICLES OF INCORPORATION
OF
OAKMOORE HOMES ASSOCIATION

FITZGERALD, ABBOTT & BEARDSLEY
ATTORNEYS AT LAW
OAKLAND BANK BUILDING
OAKLAND, CALIF.