

*ARTICLES OF
INCORPORATION*

**RIVIERA GARDENS
HOMEOWNERS
ASSOCIATION**

IF THIS DOCUMENT CONTAINS ANY RESTRICITON BASED ON RACE, COLOR RELIGION, SEX, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, NATIONAL ORIGIN, OR ANCESTRY, THAT RESTRICITON VIOLATES STATE AND FEDERAL FAIR HOUSING LAWS AND IS VOID, AND MAY BE REMOVED PURSUANT TO SECTION 12956.1 OF THE GOVERNMENT CODE. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICITONS BASED ON FAMILIAL STATUS.

DEC 16 1988

FILED
In the Office of the Secretary of State
of the State of California
MARCH 1977

ARTICLES OF INCORPORATION
OF
RIVIERA GARDENS HOME OWNERS' ASSOCIATION

MARCH FONG III, Secretary of State
Collen R. Peterson
Deputy

I

The name of this corporation is:

RIVIERA GARDENS HOME OWNERS' ASSOCIATION.

II

The purposes for which this corporation is formed, the specific and primary purpose for which it is formed being set forth in said Paragraph (a) below, are:

(a) The specific business in which the corporation is primarily to engage is to receive and hold title to certain real property constituting the common areas of a condominium development located in the City of Palm Springs, County of Riverside, State of California, and commonly known as the "Riviera Gardens", and to maintain such property for the common benefit of the condominium owners.

(b) To engage in all lawful activities and operations usually and normally engaged in by a home owners' association.

(c) To initiate, amend, repeal and modify by-laws governing the improvements to the condominium structures, the conduct of the home owners owning such condominium structures, and establishing other lawful rules and regulations for the common good and benefit of the home owners of the condominium project.

(d) To possess and exercise all of the powers conferred by law upon nonprofit corporations and have all other powers and do all other acts necessary or incidental to the administration of the affairs and for carrying out the purposes of this corporation, including, without limitation, any or all of the following acts or things:

(1) To buy, lease, rent, or otherwise acquire, hold

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1 or use, own, sell, exchange, lease as lessor, pledge, encumber and
2 dispose of any and all kinds of property, whether real, personal or
3 mixed.

4 (2) To borrow money and to contract debts; to issue
5 bonds, notes, and other evidences of indebtedness, and to secure
6 the same by any or all of the property of this corporation, or to
7 issue the same unsecured.

8 (3) To enter into, make, perform and carry out
9 partnerships, joint ventures, and contracts, of every kind, for any
10 lawful purpose, and without limit as to amount with any person, firm
11 or corporation.

12 III

13 This corporation is organized pursuant to the General
14 Nonprofit Corporation Law of the State of California. Nothing con-
15 tained in the foregoing statement of purposes shall be construed to
16 authorize this corporation to carry on any activity for the profit
17 of its members, or to distribute any gains, profits, or dividends
18 to any of its members as such, except upon dissolution or winding
19 up.

20 IV

21 The county in the State of California where the principal
22 office for the transaction of the business of this corporation is to
23 be located is Riverside County.

24 V

25 The number of directors of the corporation shall be not
26 less than three (3) nor more than five (5). The exact number of
27 directors shall be fixed from time to time within the limits
28 specified by this Article V or controlling By-Laws, by a by-law or
29 amendment thereof duly adopted by the shareholders or by the Board
30 of Directors.

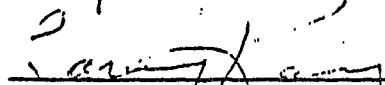
31 The names and addresses of the persons who are appointed
32 to act as first Directors of the corporation are:


<u>NAMES</u>	<u>ADDRESSES</u>
LARRY KAY	2125 Paseo Gracia Palm Springs, California
JAMES R. ALLEN	2031 North Capella Court Costa Mesa, California
ROLF WINTERFELT	666 East 17th Street, Suite 213 Santa Ana, California 92701

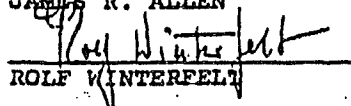
VI

The authorized number and qualifications of the members of this corporation, the different classes of membership, the voting and other rights and privileges of members, and the obligations of members shall be as set forth in the By-Laws of this corporation.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the Laws of the State of California, we, the undersigned, constituting the incorporators of this corporation and the persons named hereinabove as its first Directors, have executed these Articles of Incorporation this 29 day of June, 1977.



 LARRY KAY


 JAMES R. ALLEN


 ROLF WINTERFELT

STATE OF CALIFORNIA)
)
 COUNTY OF LOS ANGELES) SS.

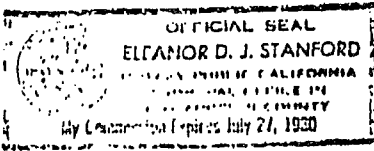
BE IT REMEMBERED that, on this 10th day of July, 1977, personally appeared before me, a Notary Public in and for said State, LARRY KAY, known to me to be the person described in and who executed the foregoing instrument, who acknowledged to me that he/she executed the same freely and voluntarily, and for the uses and purposes therein mentioned.

WIS E. KEAN
 TURNER AT LAW
 3 WALSH BLVD.
 LOS ANGELES,
 CALIFORNIA 90010
 PHONE 8-6241

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WITNESS my hand and official seal.

Eleanor D. J. Stanford
Notary Public in and for said State.

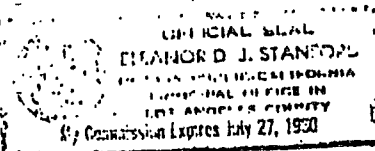


STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS.

BE IT REMEMBERED that, on this 6th day of July 1977, personally appeared before me, a Notary Public in and for said State, JAMES R. ALLEN, known to me to be the person described in and who executed the foregoing instrument, who acknowledged to me that he/she executed the same freely and voluntarily, and for the uses and purposes therein mentioned.

WITNESS my hand and official seal.

Eleanor D. J. Stanford
Notary Public in and for said State.

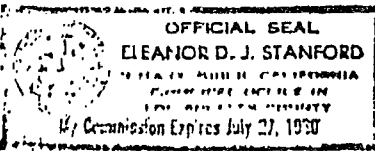


STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS.

BE IT REMEMBERED that, on this 6th day of July 1977, personally appeared before me, a Notary Public in and for said State, ROLF WINTERFELT, known to me to be the person described in and who executed the foregoing instrument, who acknowledged to me that he/she executed the same freely and voluntarily, and for the uses and purposes therein mentioned.

WITNESS my hand and official seal.

Eleanor D. J. Stanford
Notary Public in and for said State.



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