

ENDORSED
FILED

In the office of the Secretary of State
of the State of California

AUG 18 1966

FRANK M. JORDAN, Secretary of State
BY JAMES G. HARRIS Deputy

Mr. & Mrs. George W. Zurlgen
8 San Benito Court
Walnut Creek, CA 94598

ARTICLES OF INCORPORATION
OF

GALLEN CREEK ASSOCIATION

FIRST: The name of this corporation (hereinafter called

"Association") is GALLEN CREEK ASSOCIATION.

SECOND: The Association is organized pursuant to the General
Non-Profit Corporation Law of the State of California.

THIRD:

(a) The specific and primary purposes for which the Association is organized and operated are to provide for the management, maintenance, preservation and architectural control of the lots and private roads located in the Spring Valley Addition to Feather River Forest Homes as the same are shown on file in the office of the Recorder of the County of Butte, State of California, recorded the 23rd day of July, 1952, in Book 24 of Maps at pages 3, 4 and 5, (hereinafter referred to as "Unit No. One"), and the lots located on the map entitled "Feather River Forest Homes Spring Valley Addition Unit TWO" on file in the office of the Recorder of the County of Butte, State of California, recorded the 14th day of July, 1966 in Book 35 at pages 1, 2 and 3 (hereinafter referred to as "Unit No. Two").

No part of the net earnings or assets of the Association, on dissolution or otherwise, shall inure to the benefit of any member or director. In the event of dissolution or winding up of the Association, the assets, other than real property, shall vest in and be distributed to a non-profit, unincorporated association consisting of members of the Association, which unincorporated association shall be known as GALLEN CREEK PROPERTY OWNERS ASSOCIATION and shall succeed to all of the rights and obligations of the Association. Immediately prior to dissolution, real property held

HAMMON

Exhibit

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Butte County,
California
August 23, 1966
Jesse Rogers,
County Clerk

by the Association shall be conveyed to any independent corporate trustee, to hold such real property in trust for the benefit of said unincorporated association and of its members.

(b) The general purposes for which the Association is formed are:

1. To exercise any and all powers, rights and privileges which a corporation organized under the General Non-Profit Corporation Law of the State of California by law may now or hereafter exercise.
2. To fix, levy, collect and enforce payment by any lawful means of all charges or assessments affecting the parcel pursuant to the terms of the Restrictions; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, all licenses, franchise taxes and governmental charges levied or imposed against any property of the Association.

3. To acquire by gift, purchase or otherwise to own, hold, enjoy, lease, operate, maintain and to convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association.

The foregoing statement of purposes shall be construed as a statement of both purposes and of powers, and purposes and powers in each clause shall be in no wise limited or restricted by reference to or inference from the terms or provisions of any other clause, but shall be broadly construed as independent purposes and powers.

FOURTH: The County in the State of California where the principal office for the transaction of the affairs of the Association is to be located is the County of Butte.

FIFTH:

(a) The powers of the Association shall be exercised, its properties controlled and its affairs conducted by a Board of Governors. The number of the governors shall be seven (7); provided, however, that the number of governors may be changed by a by-law duly adopted by its members.

(b) The names and addresses of the persons who are appointed to act as first Governors are:

<u>Name</u>	<u>Address</u>
PAUL H. GARDINER	9 Grove Drive Portola Valley, California
SUSAN B. GARDINER	9 Grove Drive Portola Valley, California
ROY E. WOENNE	102 Isabella Avenue Atherton, California
NORMAN H. MOORE	234 Alphon Avenue Woodside, California
CUTHBERT B. CURRILL	3 Copley Avenue Redwood City, California
CHESTER W. LIESACK	910 Bob Hill Road Redwood City, California
GERALD B. FERRARI	25791 Moody Road Los Altos Hills, California

(c) The Association may enter into private agreements concerning covenants, conditions and restrictions with respect to real property in Butte County, California and may be bound by the terms thereof.

SIXTH: "Owner" or "Owners" shall mean the holder or holders of record of fee title to:

(a) Any of the following lots in Unit No. One:

Lots 1 through 26, inclusive; lots 36, 38, 39, 40, 46, 47, 57, 58 and 61 through 65, inclusive; lots 67 through 71, inclusive.

(b) Any other lot in Unit No. One which becomes subjected to said covenants, conditions and restrictions;

(c) Any of the lots in Unit No. Two;

(d) Any other lots in Section 27, Township 21 North, Range 5 East MDB&M which from time to time become subjected to said covenants, conditions and restrictions; provided, however, that said term shall mean resident contract purchaser or purchasers of such lot being purchased for residential use by the purchaser under a bona fide, duly recorded contract of purchase and not the fee owner thereof. No person other than an Owner may be a member of the Association. Proof of status as an Owner for purposes of establishing membership shall be furnished in accordance with the provisions of the By-Laws. Each member shall be entitled to one (1) vote for each lot owned by such member on all matters properly submitted for vote to the members of the Association; provided, however, that every member entitled to vote at any election of the Board of Governors may accumulate votes and give any one or more candidates a number of votes equal to the number of lots owned by the member multiplied by the number of governors to be elected.

SEVENTH: By-Laws may be adopted or repealed by the vote or written consent of the owners of seventy-five per cent (75%) or more of the lots and shall not conflict with or be contrary to the provisions of these Articles or the Restrictions.

EIGHTH: These Articles of Incorporation may be amended only with the vote or written consent of members owning not less than seventy-five per cent (75%) or more of the lots.

IN WITNESS WHEREOF, for the purpose of forming the Association under the General Non-Profit Corporation Law of the State of California, we, the undersigned, have executed these Articles

of Incorporation this 21st day of July, 1966.

Paul H. Gardiner

Susan B. Gardiner

Susan B. Gardiner

Roy E. Woenne

Roy E. Woenne

Norman H. Moore

Norman H. Moore

Cuthbert B. Currie

Cuthbert B. Currie

Chester W. Lebsack

Chester W. Lebsack

Gerald B. Ferraci

Gerald B. Ferraci