

**Articles of Incorporation (Required Civil Code Sec. 4525)**  
**Americana Condominiums**

**If this document contains any restriction based on race, color, religion, sex, familial status, marital status, disability, national origin, or ancestry, that restriction violates State and Federal Fair Housing Laws and is void. Any person holding an interest in this property may request that the county recorder remove the restrictive covenant language pursuant to subdivision (c) of Section 12956.1 of the Government Code.**

MAY 1 1973

EDMUND G. BROWN, Jr., Secretary of State  
By BILL HOLDEN  
Deputy

FILED  
MAY 11 1973  
JESSE OSUNA, Clerk  
SAN DIEGO COUNTY  
DEPUTY

ARTICLES OF INCORPORATION  
OF  
AMERICANA CONDOMINIUM  
OWNERS' ASSOCIATION, INC.

FIRST: The name of the corporation (herein referred to as "the Association") is AMERICANA CONDOMINIUM OWNERS' ASSOCIATION, INC.

SECOND: The purposes for which this Association is formed are:

(a) The specific and primary purpose of the Association is to act as a "management body" for the preservation, maintenance, architectural control and improvement of the Common Area which comprises the Americana Condominium Project in San Diego, California.

(b) The general purposes and powers of the Association are:

(i) To provide for the improvement and maintenance of the Common Area and other facilities dedicated to common use which may now exist or which may hereafter be installed, erected or constructed within the Americana Condominium Project in San Diego, California.

(ii) To enter into, make and perform contracts of every kind for any lawful purpose with any person, firm, association or corporation, municipality, county, state, territory, government (foreign or domestic), or any governmental or political subdivision.

(iii) To borrow money, contract debts, issue bonds, notes and debentures and secure the payment or performance of its obligations.

(iv) To receive and hold, by purchase, gift, devise, bequest, grant or otherwise, real or personal property for the purposes herein stated and to own, manage, maintain, develop and improve such property.

(v) To act as trustee under any trust incidental to the principal object of the Association and to receive, hold, administer and expend funds and property subject to such trust.

(vi) To do all other acts necessary or expedient for the administration of affairs and attainment of the purposes of the Association.

(vii) To carry on any activity whatsoever, either as principal, agent or partner, which is in furtherance of the purposes and powers set forth herein; and conduct said activities in this State or anywhere in the world.

(viii) To have and exercise all the rights and powers conferred on non-profit corporations under the General Non-profit Corporation Law of the State of California as such law is now in effect or may be at the time hereafter amended.

(ix) To have and exercise all the rights and powers conferred upon the Association by the Declaration of Restrictions described above (including any amendments thereto).

The foregoing statement of purposes shall be construed as a statement of both purposes and powers, and the purposes and powers stated in each clause shall, except where otherwise expressed, be in nowise limited or restricted by any reference to or inference from the terms or provisions of any other clause, but shall be regarded as independent purposes and powers.

(c) Notwithstanding any of the foregoing statements of purposes and powers, the Association shall not, except to an insubstantial degree, engage in any activities or exercise any powers that are not in furtherance of the specific and primary purposes of the Association.

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

FOURTH: The principal office for the transaction of business of the Association is located in the County of San Diego, State of California.

FIFTH: The number of Directors of the Association shall be five (5). The names and addresses of the persons who are appointed to act as the first Directors of the Association are:


<u>Name</u>	<u>Address</u>
James W. Jones	1272 Morena Boulevard San Diego, CA 92110
Clifton S. Jones, Jr.	10945 So. Street Cerritos, CA 90701
Earl A. Dunstan	1272 Morena Boulevard San Diego, CA 92110
Wilfred D. Windisch	10945 So. Street Cerritos, CA 90701
C. Lynn Avery	10945 So. Street Cerritos, CA 92110

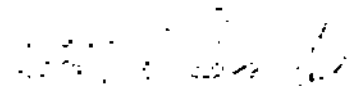
SIXTH: Every person or entity who is a record owner of a Condominium (as that term is defined in said Declaration) which is subject to said Declaration shall be a member of the Association. Membership shall be appurtenant to and may not be separated from the ownership of any such condominium. The property, voting and other rights and privileges of membership, a member's liability for assessment(s) under said Declaration and the method of collection and enforcement of said assessment(s) shall be set forth in the By-Laws of the Association.

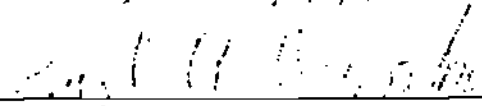
SEVENTH: Neither the Directors nor the members of the Association shall be personally liable for the debts, liabilities or obligations of the Association.

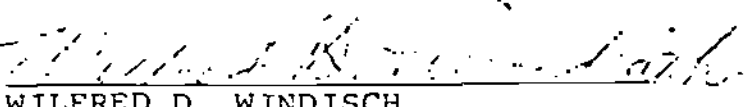
EIGHTH: On the dissolution or winding up of the Association, after paying or adequately providing for the payment of the debts and obligations of the Association, the remaining assets shall be distributed equally to the members.

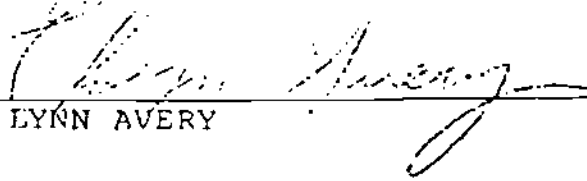
IN WITNESS WHEREOF, for the purpose of forming the Association under the laws of the State of California, the undersigned constituting the incorporators of the Association and the persons hereinabove named as the first directors of the Association have executed these Articles of Incorporation this 24th day of April, 1973.

  
\_\_\_\_\_  
JAMES W. JONES

  
\_\_\_\_\_  
CLIFTON S. JONES, JR.

  
\_\_\_\_\_  
EARL A. DUNSTAN

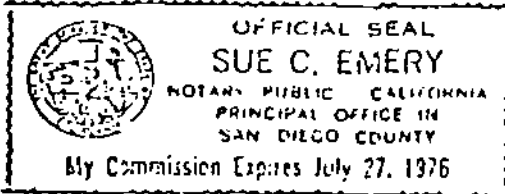
  
\_\_\_\_\_  
WILFRED D. WINDISCH

  
\_\_\_\_\_  
C. LYNN AVERY

STATE OF CALIFORNIA )  
 )SS  
COUNTY OF SAN DIEGO )

On April 24, 1973, before me, the undersigned, a Notary Public in and for said County and State, personally appeared James W. Jones, known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.

WITNESS my hand and official seal.

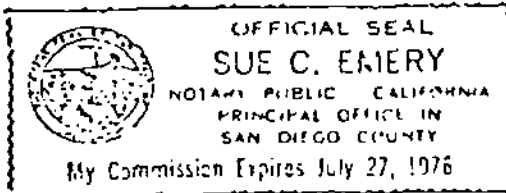


*Sue C. Emery*  
Notary Public in and for said  
County and State

STATE OF CALIFORNIA )  
 )SS  
COUNTY OF SAN DIEGO )

On April 24, 1973, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Earl A. Dunstan, known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.

WITNESS my hand and official seal.

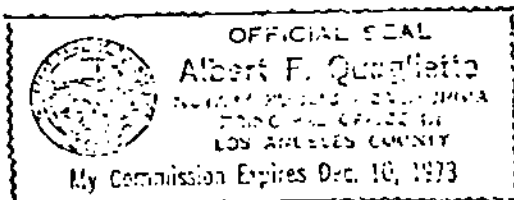


*Sue C. Emery*  
Notary Public in and for said  
County and State

STATE OF CALIFORNIA )  
 )SS  
COUNTY OF SAN DIEGO )

On April 30, 1973, before me, the undersigned, a Notary Public in and for said County and State, personally appeared CLIFTON S. JONES, JR., known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.

WITNESS my hand and official seal.

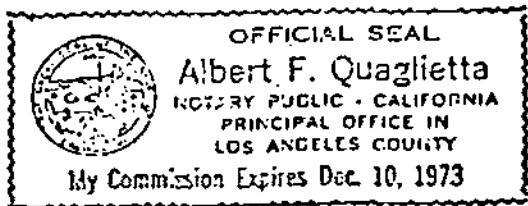


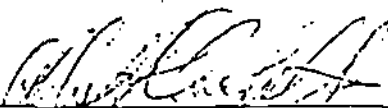
*Albert F. Quaglia*  
Notary Public in and for said  
County and State

STATE OF CALIFORNIA )  
 )SS  
COUNTY OF SAN DIEGO )

On April 30, 1973, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Wilfred D. Windisch, known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.

WITNESS my hand and official seal.

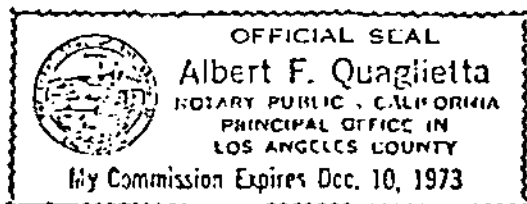


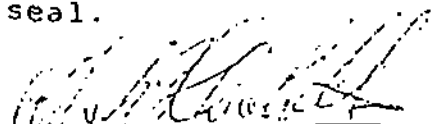
  
\_\_\_\_\_  
Notary Public in and for said  
County and State

STATE OF CALIFORNIA )  
 )SS  
COUNTY OF SAN DIEGO )

On April 30, 1973, before me, the undersigned, a Notary Public in and for said County and State, personally appeared C. Lynn Avery, known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.

WITNESS my hand and official seal.



  
\_\_\_\_\_  
Notary Public in and for said  
County and State