



**State of California**  
Secretary of State

I, BRUCE McPHERSON, Secretary of State of the State of California, hereby certify:

That the attached transcript of 3 page(s) has been compared with the record on file in this office, of which it purports to be a copy, and that it is full, true and correct.



**IN WITNESS WHEREOF**, I execute this certificate and affix the Great Seal of the State of California this day of

SEP 16 2005

A handwritten signature in cursive script, reading "Bruce McPherson".

BRUCE McPHERSON  
Secretary of State

**ARTICLES OF INCORPORATION  
OF**

SEP 15 2005

**WOODMOOR HOMEOWNERS ASSOCIATION**

The name of this corporation is Woodmoor Homeowners Association (hereinafter referred to as the "Association").

**I**

This corporation is a nonprofit mutual benefit corporation organized under the Nonprofit Mutual Benefit Corporation Law. The purpose of this corporation is to engage in any lawful act or activity, other than credit union business, for which a corporation may be organized under such law.

A. This corporation does not contemplate pecuniary gain or profit to the members thereof. This corporation is an association formed to manage a common interest development under the Davis-Stirling Common Interest Development Act, and the specific primary purposes for which it is formed are to provide for management, administration, maintenance, preservation and architectural control of the Lots and Association Property within that certain real property situated in the City of Riverside, County of Riverside, California, commonly known as Woodmoor (the "Project"). Subject to the provisions of the recorded or to be recorded Declaration of Covenants, Conditions and Restrictions of Woodmoor applicable to the Project (hereinafter referred to as the "Declaration"), the general purposes and powers of the Association are:

- (1) to promote the health, safety and welfare of the residents within the development;
- (2) to exercise all of the powers and privileges and to perform all of the duties and obligations of the Association arising from the Declaration;
- (3) to fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration and to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes and governmental charges levied or imposed against the property of the Association;
- (4) to acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association;
- (5) to borrow money, and to mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(6) to have and to exercise any and all powers, rights and privileges which a corporation organized under the Nonprofit Mutual Benefit Corporation Law of the State of California by law may now or hereafter have or exercise; and

(7) to act in the capacity of principal, agent, joint venturer, or partner, or otherwise.

The foregoing statement of purposes shall be construed as a statement both of purposes and of powers, and purposes and powers in each clause shall in no way be 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. Notwithstanding any of the above 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 primary purposes of the Association.

## II

The principal office for the transaction of the business of the Association is located in the City of Riverside, County of Riverside, State of California, and the street address of the Association is: 29 B Technology Drive, Suite 100, Irvine, CA 92618. The nearest front and side streets of the Project are Grand Avenue and Sheila Lane. The zip code is 92504-0000.

## III

This Association is intended to qualify as a Homeowners' Association under the applicable provisions of the Internal Revenue Code, and of the Revenue and Taxation Code of California. No part of the net earnings of this organization shall inure to the benefit of any private individual, except as expressly provided in those Sections with respect to the acquisition, construction, or provision for management, maintenance, and care of the Association Property and other than by a rebate of excess membership dues, fees, or assessments. In the event of the dissolution, liquidation, or winding-up of the Association, upon or after termination of the project, in accordance with provisions of the Declaration, its assets remaining after payment, or provision for payment, of all debts and liabilities of the Association, shall be divided among and distributed to the members in accordance with their respective rights therein.

## IV

These Articles may be amended only by the affirmative vote (in person or by proxy) or written consent of a majority of the Board of Directors of this Association and the affirmative vote, in person or by proxy, or written consent of Members representing a majority of the voting power of the Association Members which shall include a majority of the votes of Members other than Declarant, or where the Class B membership is still in effect, as provided in the Declaration and the Bylaws, a majority of voting power of Class A membership and of Class B membership.

V

The authorized number and qualifications of Members of the Association, the different classes of Members, if any, the voting, and other rights and privileges of members, and their liability for assessments and the method of collection thereof, shall be as set forth in the Declaration and the Bylaws.

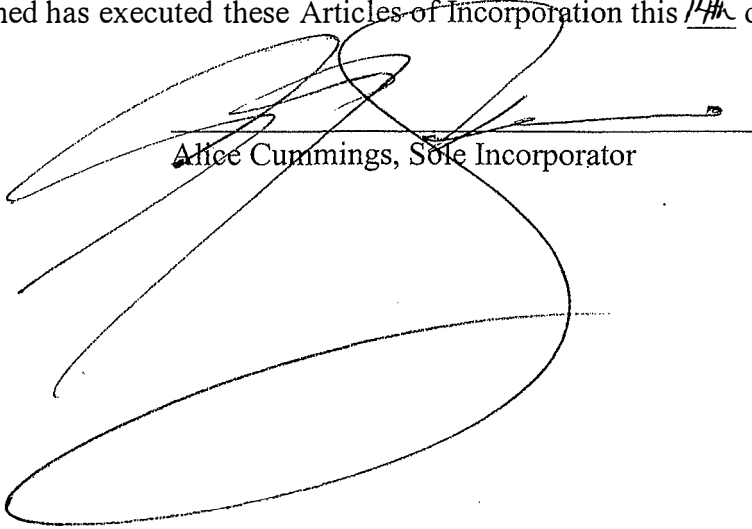
VI

The name of the Association's initial agent for service of process is: Gerri Ann Vagadori. The address of its initial agent is: 29 B Technology Drive, Suite 100, Irvine, CA 92618-2302.

VII

The name of the Association's managing agent, as defined in Civil Code § 1363.1, is: Action Property Management, Inc.. The address of its managing agent is: 29 B Technology Drive, Suite 100, Irvine, CA 92618-2302.

IN WITNESS WHEREOF, for the purposes of forming this corporation under the laws of the State of California, the undersigned has executed these Articles of Incorporation this 14<sup>th</sup> day of September, 2005.

  
Alice Cummings, Sole Incorporator





# State of California

## Secretary of State

### STATEMENT OF INFORMATION (Domestic Nonprofit Corporation)

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Filing Fee \$20.00. If amendment, see instructions.

#### IMPORTANT — READ INSTRUCTIONS BEFORE COMPLETING THIS FORM

1. **CORPORATE NAME** (Please do not alter if name is preprinted.)

WOODMOOR HOMEOWNERS ASSOCIATION

This Space For Filing Use Only

**DUE DATE:** DECEMBER 15 2005

**COMPLETE PRINCIPAL OFFICE ADDRESS** (Do not abbreviate the name of the city. Item 2 cannot be a P.O. Box.)

2. STREET ADDRESS OF PRINCIPAL OFFICE IN CALIFORNIA, IF ANY. CITY STATE ZIP CODE  
CA

**NAMES AND COMPLETE ADDRESSES OF THE FOLLOWING OFFICERS** (The corporation must have these three officers. A comparable title for the specific officer may be added; however, the preprinted titles on this form must not be altered.)

3. CHIEF EXECUTIVE OFFICER/ ADDRESS CITY AND STATE ZIP CODE

4. SECRETARY/ ADDRESS CITY AND STATE ZIP CODE

5. CHIEF FINANCIAL OFFICER/ ADDRESS CITY AND STATE ZIP CODE

**AGENT FOR SERVICE OF PROCESS** (If the agent is an individual, the agent must reside in California and Item 7 must be completed with a California address. If the agent is another corporation, the agent must have on file with the California Secretary of State a certificate pursuant to Corporations Code section 1505 and Item 7 must be left blank.)

6. NAME OF AGENT FOR SERVICE OF PROCESS

7. ADDRESS OF AGENT FOR SERVICE OF PROCESS IN CALIFORNIA, IF AN INDIVIDUAL CITY STATE ZIP CODE  
CA

**DAVIS-STIRLING COMMON INTEREST DEVELOPMENT ACT** (California Civil Code section 1350, et seq.)

8. ☐ Check here if the corporation is an association formed to manage a common interest development under the Davis-Stirling Common Interest Development Act and proceed to Items 9, 10 and 11.

**NOTE:** Corporations formed to manage a common interest development must also file a Statement by Common Interest Development Association (Form SI-CID) as required by California Civil Code section 1363.6. Please see instructions on the reverse side of this form.

9. ADDRESS OF BUSINESS OR CORPORATE OFFICE OF THE ASSOCIATION, IF ANY CITY STATE ZIP CODE

10. FRONT STREET AND NEAREST CROSS STREET FOR THE PHYSICAL LOCATION OF THE COMMON INTEREST DEVELOPMENT 9-DIGIT ZIP CODE  
(Complete if the business or corporate office is not on the site of the common interest development.)

11. NAME AND ADDRESS OF ASSOCIATION'S MANAGING AGENT, IF ANY CITY STATE ZIP CODE

12. THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT.

TYPE OR PRINT NAME OF PERSON COMPLETING THE FORM

SIGNATURE

TITLE

DATE



# State of California

## Secretary of State

### STATEMENT BY COMMON INTEREST DEVELOPMENT ASSOCIATION

Filing Fee \$15.00. If amendment, see instructions.

#### IMPORTANT — READ INSTRUCTIONS BEFORE COMPLETING THIS FORM

1. NAME OF ASSOCIATION

WOODMOOR HOMEOWNERS ASSOCIATION

DUE: DECEMBER 15, 2005

This Space For Filing Use Only

2. The above named association is formed to manage a common interest development under the Davis-Stirling Common Interest Development Act. (This statement is required by Civil Code section 1363.6(a)(1) and must not be altered.)

3. THIS ASSOCIATION IS: ☐ INCORPORATED ☐ UNINCORPORATED

STREET ADDRESS OF ASSOCIATION'S ONSITE OFFICE OR, IF NONE, THE ADDRESS OF THE ASSOCIATION'S RESPONSIBLE OFFICER OR MANAGING AGENT (Please do not abbreviate the name of the city. Item 4 cannot be a P.O. Box.)

4. STREET ADDRESS CITY STATE ZIP CODE

NAME, ADDRESS AND EITHER THE DAYTIME TELEPHONE NUMBER OR E-MAIL ADDRESS OF THE PRESIDENT OF THE ASSOCIATION (The address and telephone number **must be different** from the address and telephone number of the association's onsite office or managing agent. Please do not abbreviate the name of the city.)

5. NAME PHONE NUMBER OR E-MAIL ADDRESS

ADDRESS CITY STATE ZIP CODE

NAME, COMPLETE STREET ADDRESS, AND DAYTIME TELEPHONE NUMBER OF THE ASSOCIATION'S MANAGING AGENT, IF ANY (The address and telephone number **must be different** from the address and telephone number of the president of the association. Please do not abbreviate the name of the city. Item 6 cannot be a P.O. Box.)

6. NAME PHONE NUMBER

STREET ADDRESS CITY STATE ZIP CODE

#### PHYSICAL LOCATION OF THE DEVELOPMENT

7A. COUNTY OR COUNTIES

7B. CITY (If in an unincorporated area, enter the city closest in proximity.)

8A. FRONT STREET 8B. NEAREST CROSS STREET 8C. NINE-DIGIT ZIP CODE

TYPE OF COMMON INTEREST DEVELOPMENT MANAGED BY THE ASSOCIATION (At least one of the types listed must be checked. Refer to Civil Code section 1351 for definitions.)

9. CHECK THE APPLICABLE BOX:

- ☐ A COMMUNITY APARTMENT PROJECT
- ☐ A CONDOMINIUM PROJECT
- ☐ A PLANNED DEVELOPMENT
- ☐ A STOCK COOPERATIVE

#### SEPARATE INTERESTS (Please note, "Zero" or "none" is not acceptable.)

10. THE NUMBER OF SEPARATE INTERESTS IN THE DEVELOPMENT

11. THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT.

TYPE OR PRINT NAME OF PERSON COMPLETING THE FORM

SIGNATURE

TITLE

DATE

## INSTRUCTIONS FOR COMPLETING FORM SI-CID

For easier completion, this form is available on the Secretary of State's website at <http://www.ss.ca.gov/business> and can be viewed, filled in and printed from your computer. Completed forms along with the applicable fees can be mailed to Secretary of State, Statement of Information Unit, P.O. Box 944230, Sacramento, CA 94244-2300 or delivered in person to the Sacramento office, 1500 11<sup>th</sup> Street, 3<sup>rd</sup> Floor, Sacramento, CA 95814. If you are not completing this form online, please type or legibly print in black or blue ink. This form should not be altered.

### INCORPORATED ASSOCIATIONS

Every domestic nonprofit corporation formed to manage a common interest development under the Davis-Stirling Common Interest Development Act (for example, a homeowners' association) shall file a Statement by Common Interest Development Association (Form SI-CID) with the Secretary of State. The statement must be filed within 90 days after the filing of its original Articles of Incorporation, and biennially thereafter together with the Statement of Information (**Form SI-100**) filed pursuant to Corporations Code **section 8210**<sup>\*\*</sup>. If the street address of the association's onsite office or the street address of the responsible officer or managing agent of the association changes, a corporation must file a complete Statement by Common Interest Development Association. A corporation is required to file this statement even though the corporation may not be actively engaged in business at the time this statement is due.

<sup>\*\*</sup> The corporation must file Form SI-CID together with Form SI-100; however, it is an additional filing and must be accompanied by a separate \$15.00 filing fee. Both forms are available on the Secretary of State's website at <http://www.ss.ca.gov/business>.

### UNINCORPORATED ASSOCIATIONS

Although not currently required to register with the Secretary of State, every unincorporated association formed to manage a common interest development under the Davis-Stirling Common Interest Development Act shall file a Statement by Common Interest Development Association, biennially, in the month of JULY. If the street address of the association's onsite office or the street address of the responsible officer or managing agent of the association changes, the association must file a complete Statement by Common Interest Development Association. Upon changing its status to that of a corporation, the association shall comply with the filing requirements for incorporated associations.

Statutory filing provisions are found in California Civil Code **section 1363.6**, unless otherwise indicated. Please refer to Civil Code section **1350, et seq.**, for additional provisions relating to common interest development associations. Failure to file this Statement by Common Interest Development Association may result in the assessment of a \$50.00 penalty and suspension of the association's rights, privileges, and powers as a corporation, to the same extent and in the same manner as the penalty and suspension imposed pursuant to Corporations Code **section 8810**. (Civil Code **section 1363.6(d)**; Revenue and Taxation Code **section 19141**.)

**FILING FEES:** The fee for filing the initial or biennial Statement by Common Interest Development Association is **\$15.00**. Checks should be made payable to the Secretary of State. If this statement is being filed to amend any information on a previously filed statement and is being filed outside the required filing period, **no fee** is required.

### Complete the Statement by Common Interest Development Association (Form SI-CID) as follows:

- Item 1.** Enter the name of the association or the name of the corporation **exactly** as it is of record with the California Secretary of State.
- Item 2.** This statement is required by Civil Code section **1363.6(a)(1)** and must not be altered.
- Item 3.** Check the appropriate box indicating whether the association is INCORPORATED or UNINCORPORATED.
- Item 4.** Enter the complete street address of the association's onsite office or, if none, the complete street address of the association's responsible officer or managing agent. Please DO NOT enter a P.O. Box or abbreviate the name of the city.
- Item 5.** Enter the name, address and either the daytime telephone number or e-mail address of the president of the association. The address and telephone number of the president of the association **must be different** from the address and telephone number of the association's onsite office or managing agent. *This information will not be subject to public inspection and will be provided only for governmental purposes and only to members of the Legislature and the Business, Transportation and Housing Agency upon written request.*
- Item 6.** Enter the name, complete street address, and daytime telephone number of the association's managing agent, if any. The address and telephone number of the managing agent **must be different** from the address and telephone number of the president of the association. Please DO NOT enter a P.O. Box or abbreviate the name of the city.
- Items 7A-7B.** Enter the county in which the development is physically located. If the boundaries are physically located in more than one county, enter each county. Enter the name of the city in which the development is physically located. If in an unincorporated area, enter the name of the city closest in proximity to the development. Please DO NOT abbreviate the name of the county(ies) or city.
- Items 8A-8C.** Enter the front street, nearest cross street and nine-digit ZIP Code of the physical location of the development.
- Item 9.** Check the appropriate box that describes the type of common interest development (refer to California Civil Code **section 1351** for definitions). At least one of the types listed must be checked.
- Item 10.** Enter the number of separate interests, as defined in California Civil Code **section 1351(i)**. "Zero" or "none" is not acceptable.
- Item 11.** Type or print the name and title of the person completing this form and enter the date this form was completed.