

State  
of  
California

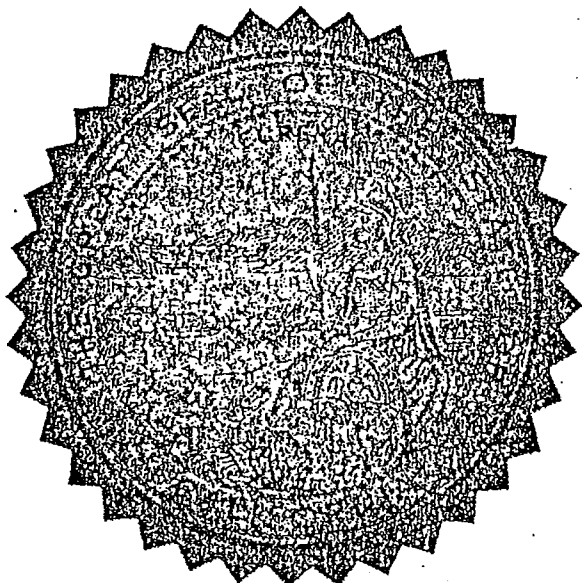
OFFICE OF THE SECRETARY OF STATE

I, *MARCH FONG EU*, Secretary of State of the State of California, hereby certify:

That the annexed transcript has been compared with the record on file in this office, of which it purports to be a copy, and that same is full, true and correct.

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

APR 29 1981



*March Fong Eu*

Secretary of State

1024948

ARTICLES OF INCORPORATION

OF

TAXCO CONDOMINIUMS

HOMEOWNERS' ASSOCIATION

ENDORSED  
FILED

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

APR 29 1981

MARCH FONG EU, Secretary of State

Gloria J. Carroll  
Deputy

FIRST: The name of the corporation is TAXCO  
CONDOMINIUMS HOMEOWNERS' ASSOCIATION.

SECOND: This corporation is a nonprofit mutual  
benefit corporation organized under the Nonprofit Mutual  
Benefit Corporation Law.

THIRD: The purpose of this corporation is to engage  
in any lawful act or activity for which a corporation may  
be organized under the Nonprofit Mutual Benefit Corporations  
Law. Without limiting the foregoing, the specific and  
primary purpose for which this corporation is formed is to  
manage, administer, regulate, maintain, preserve, repair  
and operate real property, together with all Condominium  
Units, Common-Area, Homeowners' Association Common Area  
(which parcel is to be owned by this corporation) and  
facilities thereon, and common services therein, in the  
County of Contra Costa, State of California, generally  
known and described as:

All that real property situated in the City of  
Concord, County of Contra Costa, State of  
California, lying within the subdivided lands,  
as shown on that Subdivision Map entitled  
"Taxco Condominiums, For Condominium Purposes",  
filed in the Office of the Recorder of the  
County of Contra Costa, State of California, on  
November 7, 1980, in Book 247 of Maps at  
page 15; Series 80-150-963;

(the "Project"), all in accordance with the provisions set  
forth in that certain Declaration of Covenants, Conditions  
and Restrictions Establishing a Plan of Condominium  
Ownership for Taxco Condominiums (hereinafter referred to  
as the "Restrictions") recorded or to be recorded for the  
Project in the Office of the Recorder of the County of  
Contra Costa, State of California, as required by Section  
1355 of the California Civil Code, as amended and supplemented  
from time to time, and on a nonprofit basis for the social  
benefit of its members who are the Owners of the Project.

FOURTH: The name and address in this state of the corporation's initial agent for service of process is: Donald W. Lindsey, 2424 Central Avenue, Alameda, California 94501.

FIFTH: Every person or entity who is a record owner of a fee or undivided fee interest in any condominium which is now or hereafter subjected by the Declaration to assessment by the Association, including contract purchasers under a recorded land sales contract, shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation, nor contract sellers under a recorded land sales contract. Membership shall be appurtenant to and may not be separated from ownership of any condominium as provided above. The terms "Owner" and "Member" shall be deemed identical. A person who is a deposit receipt purchaser from Declarant shall not be deemed an Owner or a Member until escrow closes and title is vested in such person.

SIXTH: The Association shall have two (2) Classes of voting Owners:

Class A. The Class A Owners shall be all Owners of condominiums (as defined in the Declaration) except Declarant.

Class B. The Class B Owners shall be the Declarant (as defined in the Declaration).

The Class B Owner shall be entitled to three (3) votes for each condominium owned.

When more than one (1) person holds an interest in any condominium, all such persons shall be Owners. The vote for such condominium shall be exercised as they among themselves determine but in no event shall more than one (1) vote be cast with respect to any condominium owned by one or more Class A Owners.

When the total voting power of Class A Owners equals the Class B voting power, or on August 1, 1984, whichever occurs first, the Class B Owner shall be converted to Class A and shall have one (1) vote for each condominium owned.

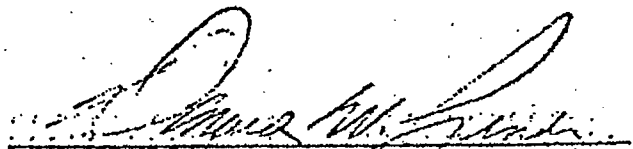
SEVENTH: These Articles may not be amended, changed, altered, added to, abandoned, terminated, reduced, replaced and/or repealed, except under the following circumstances:

(1) The vote of a majority of the Board of Directors;  
and

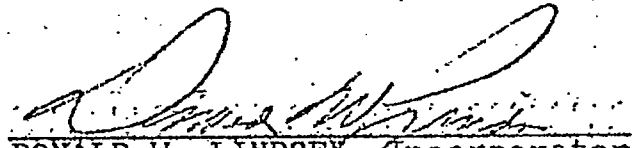
(2) During the time that two (2) Classes of Members exist, the vote of at least fifty-one percent (51%) of each Class of Owners, as defined in the Declaration of Covenants, Conditions and Restrictions Establishing a Plan of Condominium Ownership for Taxco Condominiums; or

(3) If only one (1) Class of Members exists, the vote of at least fifty-one percent (51%) of the members of the Association, including at least a majority of the votes of members other than the Declarant, as defined in the Declaration of Covenants, Conditions and Restrictions Establishing a Plan of Condominium Ownership for Taxco Condominiums.

DATED: April 27, 1981.

  
DONALD W. LINDSEY, Incorporator

I declare that I am the person who executed the above Articles of Incorporation, and that this instrument is my act and deed.

  
DONALD W. LINDSEY, Incorporator