

ARTICLES OF INCORPORATION
OF
SHEFFIELD VILLAGE HOME OWNERS' ASSOCIATION

KNOW ALL MEN BY THESE PRESENTS: That we, the undersigned, all of whom are citizens and residents of the State of California, have this day voluntarily associated ourselves together for the purpose of forming a non-profit corporation under the laws of the State of California; and we do hereby certify:

ARTICLE I

The name of said corporation shall be "Sheffield Village Home Owners' Association".

ARTICLE II

The purposes for which said corporation is formed are:

- (a) To plant, improve and maintain parkways, park strips and other planted areas within the lines of streets now existing or hereafter to be created in or bordering upon the real property hereinafter designated, which shall be maintained for public use or for private use of this corporation and its members;
- (b) To plant, improve and maintain parks and playgrounds upon any of the areas now or hereafter designated for such purposes upon the said real property, whether the same be maintained for public use or for the private use of this corporation and its members;
- (c) To pay all taxes and assessments which may be levied by any authority upon any property of the corporation;
- (d) To examine, approve, or disapprove, plans and specifications and location plats for dwelling houses, garages, fences, walls, retaining walls and other structures to be erected or maintained upon the said real property; to designate in the case of corner lots shown on any map of any portion of said real property now or hereafter filed which line or lines shall be sidelines and on which street a dwelling house shall face; to supervise the construction of the structure hereinbefore referred to to the extent required to insure compliance with the provisions of any Declaration of Restrictions, which shall affect any portion of said real property, and to pay the expenses of the foregoing, including the services of architects;
- (e) To enforce the restrictions, conditions, charges and assessments at any time created for the benefit of said property, or any part thereof, or to which said property, or any part thereof, may at any time be subject, and to pay any and all expenses in connection therewith; to fix the annual charges or assessments to which said property, or any part thereof, shall be made subject by any such Declaration of Restrictions, and to receive and collect said annual charges or assessments; to expend the moneys so collected for the purposes herein set forth, and also to pay and discharge any and all other expenses, including, (but this enumeration shall not be deemed to be exclusive) all licenses, franchise taxes and other taxes and/or governmental charges levied against this corporation; to exercise such powers of control, interpretation, construction, consent, decision, determination, amendment, modification, abrogation or rescission with reference to the conditions, restrictions and charges imposed upon said property as may be vested in, delegated to, or assigned to this corporation and such duties with respect thereto as may be assigned to and assumed by this corporation;
- (f) To make rules and regulations for the use and enjoyment by the members of this corporation, or by other persons, of any real or personal property which may be owned by the corporation; and

- (g) To do and perform any and all other acts which may be necessary for, or proper, or incidental to, the exercise of any of the foregoing powers;
- (h) To exercise any powers given to a non-profit corporation by the laws of this State.

This corporation is a corporation which does not contemplate pecuniary gain or profit to the members thereof.

The real property referred to in the foregoing provisions of this Article II is all that certain tract of land in the City of Oakland, County of Alameda, State of California, described in that certain deed wherein California Properties Company, a corporation, was grantor, and E. B. Field Corporation was grantee, dated the 28th day of December, 1938, and recorded on the 26th day of January, 1939, in the office of the County Recorder of said County of Alameda.

ARTICLE III

The principal office for the transaction of the business of the corporation is to be located in the County of Alameda, State of California.

ARTICLE IV

The number of the directors of said corporation shall be five until changed by a by-law of the corporation, or by an amendment to these Articles of Incorporation adopted by the vote or written consent of not less than a majority of the members of said corporation, but the number of directors shall not be reduced to less than three; the names and addresses of the persons who are to act in the capacity of directors until the selection of their successors are as follows:

Names	Addresses
E. B. Field	369 15 th Street, Oakland, California
F. Johnson	369 15 th Street, Oakland, California
W. T. Olmsted	369 15 th Street, Oakland, California
A. A. Valle	369 15 th Street, Oakland, California
F. B. Galbreath	369 15 th Street, Oakland, California

ARTICLE V

The authorized number of the members of the corporation shall be equal to the number of building sites at any time in existence, as hereinafter defined. The members of the corporation shall be E. B. Field Corporation, a corporation organized and existing under the laws of the State of California, each of the persons herein designated as the directors of this corporation, and all other persons who are owners of record of any building site, as hereinafter defined, or who have executed a contract for the purchase of such a building site, and such ownership of record or such holding of a contract for purchase shall be the sole qualification for membership. When such qualification shall cease as to any member, or upon the death of any member, the membership of such member shall lapse. Voting rights of the members shall be as follows:

Each member shall have one vote, and shall also have an additional vote for each building site in excess of one building site of which he may be the owner or for which he has executed a contract of purchase. Upon dissolution of the corporation the remaining assets of the corporation shall be divided among the members in proportion according to the voting rights of the members; that is to say, one share to each member and one additional share to each member for each additional vote to which he is at the time of dissolution entitled; except as herein provided, the rights and privileges of the members shall be equal; no member shall be liable for dues or assessments, it being the intent hereof that the corporation shall be supported exclusively from the charges or assessments upon the real property hereinabove in Article II referred to.

As used in this Article V, a building site shall be deemed to be either (a) a numbered lot as delineated on any filed subdivision map of all or any portion of the real property referred to and designated in Article II hereof, or (b) any combination, grouping or resubdivision of any such lot or lots, or portions thereof, permitted by the restrictions applicable thereto and thereby allowed to be used as a site for a dwelling house, or (c) any other lot or tract of land, which may be described by metes and bounds, forming a part of said real property, not delineated upon any filed subdivision map but which may be used as a site for a dwelling house under the restrictions applicable thereto, and which shall have been designated as a building site by the Board of Directors of this corporation.

ARTICLE VI

No existing unincorporated association is being incorporated hereby.

ARTICLE VII

All or any part of the Articles of Incorporation may be amended in the manner provided by law.

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, including the persons named hereinabove as the first directors of this corporation, have executed these Articles of Incorporation this 6th day of February, 1939.

F. Johnson
F. B. Galbreath
W. T. Olmsted
A. A. Valle
E. B. Field