

The Oaks Community Association

Articles of Incorporation

CC&Rs

By Laws

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RESTATED
ARTICLES OF INCORPORATION
OF
THE OAKS COMMUNITY ASSOCIATION

The undersigned certify that:

1. They are the president and the secretary, respectively, of THE OAKS COMMUNITY ASSOCIATION, a California nonprofit mutual benefit corporation.
2. The Articles of Incorporation of this corporation are amended and restated to read as follows:

ARTICLE I

The name of the corporation is: THE OAKS COMMUNITY ASSOCIATION.

ARTICLE II

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. This corporation does not contemplate pecuniary gain or profit to the Members thereof. The specific primary purposes for which the corporation was formed are (i) to provide for maintenance, protection, preservation, and architectural control of the residence lots and common area, including the attractiveness and value thereof, and the landscaping, structures, and facilities thereon, within that certain development located in Amador County, California, commonly known as The Oaks (the 'Development'), (ii) to provide for the management, administration, and operation of the Development and the business and affairs of the corporation, (iii) to promote the health, safety, welfare, and interests of all owners of property and residents within the Development and any additions thereto as may hereafter be brought within the jurisdiction of the corporation, (iv) to provide certain water and sewer services to the Development and to specific neighboring properties, and (v) to take such action as in the judgment of the Board of Directors shall be necessary or proper or incidental to the foregoing purposes of the corporation.

ARTICLE III

The corporation is an association formed to manage a common interest development under the Davis-Stirling Common Interest Development Act.

The onsite business or corporate office of the corporation is as follows:

5607 Jackson Valley Road
lone, CA 95640-9629

The name and address of the corporation's managing agent, as defined in Civil Code Section 1363.1 is:

M & C Association Management Services, Inc.
P.O. Box 70378
Stockton, CA 95267

ARTICLE IV

The corporation shall have three (3) classes of voting membership. The voting rights of each class shall be as set forth in the Declaration of Covet-', Conditions and Restrictions for the Development and in the Bylaws of the corporation. Membership shall be appurtenant to, and may not be separated from, ownership of any property which is subject to assessment by the corporation.

ARTICLE V

The affairs of this corporation shall be managed by a Board of Directors. The number of Directors, their qualifications, and the manner of their selection shall be as set forth in the Bylaws of the corporation.

ARTICLE VI

This corporation is intended to qualify as a homeowners association under the applicable provisions of Section 528 of the United States Internal Revenue Code ("IRC") and of Section 23701t of the Revenue and Taxation Code of the State of California ("R&TC"), as each may be amended from time to 'time. No part of the net earnings of this corporation shall inure to the benefit of any private individual, except as expressly provided in IRC Section 528 and R&TC Section 23701t with respect to the acquisition, construction, or provision for management, maintenance, and care of the corporation property, and other than by rebate of excess membership dues, fees, or assessments. So long as there is any lot or parcel for which the corporation is obligated to provide management, maintenance, preservation, or control, the corporation shall not transfer all or substantially all of its assets or file a certificate of dissolution without the approval of one hundred percent (100%) of the members. In the event of the dissolution, liquidation, or winding-up of the corporation, upon or after termination of the Development, in accordance with provisions of the Declaration, the corporations assets remaining after payment, or provision for payment, of all debts and liabilities of the corporation shall be divided among and distributed to its members in accordance with their respective rights therein.

ARTICLE VII

Any amendments to these Restated Articles of Incorporation shall require the approval of members representing at least a majority of the total voting power of the corporation.

3. The foregoing amendment and restatement of Articles of Incorporation has been duly approved by the Board of Directors.
4. The foregoing amendment and restatement of Articles of Incorporation has been duly approved by the required vote of the members.

We further declare under penalty of perjury under the laws of the State of California that the matters set forth in this Restated Articles of Incorporation are true and correct of our own knowledge.

Executed the 15th day of October, 2003

Ted Stanton, President

Roland Craven, Secretary