

State of California
Secretary of State



I, DEBRA BOWEN, 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

JAN 25 2007

Debra Bowen

DEBRA BOWEN
Secretary of State

JAN 22 2007

**ARTICLES OF INCORPORATION
OF
EL DORADO ON SPRING PROPERTY OWNERS' ASSOCIATION**

**ARTICLE 1
NAME**

The name of this corporation is EL DORADO ON SPRING PROPERTY OWNERS' ASSOCIATION (the "Corporation").

**ARTICLE 2
NONPROFIT MUTUAL BENEFIT CORPORATION**

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 the credit union business, for which a corporation may be organized under such law.

**ARTICLE 3
SPECIFIC PURPOSES OF THE CORPORATION**

The Corporation is an association formed to manage a common interest development under the Davis-Stirling Common Interest Development Act. The specific purpose for which this Corporation is formed is to provide for the administration, maintenance, preservation and architectural control of the condominium project within that certain real property situated in the City of Los Angeles, County of Los Angeles, State of California (the "Project") and more particularly described in the Declaration of Covenants, Conditions and Restrictions for the Rowan Property (the "Declaration") which has been, or will be, recorded in the Office of the County Recorder of Los Angeles County.

**ARTICLE 4
SERVICE OF PROCESS**

The name and address, in the State of California, of this Corporation's initial agent for service of process is: Karla N. MacCary, Esq., 445 S. Figueroa Street, 31st Floor, Los Angeles, CA 90071.

**ARTICLE 5
PRINCIPAL OFFICE**

The Corporation has no business or corporate office. The nine-digit zip code of the common interest development is: 90013-2002. The front street and the nearest cross street to the common interest development are Spring Street and Fourth Street.

**ARTICLE 6
MANAGING AGENT**

The Corporation has not appointed a managing agent.

**ARTICLE 7
DECLARATION OF ESTABLISHMENT OF
CONDITIONS, COVENANT AND RESTRICTIONS**

The Corporation shall be bound by the terms and conditions of the Declaration.

**ARTICLE 8
LIABILITY**

The personal liability of the directors of the Corporation for debts, liabilities or obligations relating to the Corporation shall be eliminated to the fullest extent permissible under California law.

**ARTICLE 9
MISCELLANEOUS**

The authorized number, if any, and qualifications of Members of the corporation, the different classes of membership, if any, the property, voting and other rights and privileges of membership and their liability for dues and assessments and the method of collection thereof, shall be set for the in the Bylaws of the Corporation and/or the Declaration.

**ARTICLE 10
AMENDMENT**

So long as the two-class voting structure provided for in the Bylaws and Declaration shall remain in effect, these Articles may be amended only by the vote or written assent of fifty-one percent (51%) of the voting power of each class of Members. At such time as the Class B membership shall cease and be converted to Class A membership as set forth in the Bylaws, amendments to these articles shall be enacted by requiring the vote or written assent of:

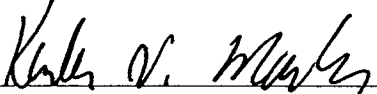
1. At least a majority of the board of Directors of the Corporation; and
2. At least two-thirds (2/3) of the Members of the Corporation; and
3. At lease fifty-one percent (51%) of the votes of Members other than Declarant.

In either event, any and all amendments to the Articles of Incorporation shall require the approval of a majority of the Board of Directors.

Notwithstanding the foregoing, the percentage of a quorum of the Members or the Members other than the Declarant necessary to amend a specific provision in the se Articles shall

not be less than the prescribed percentage of affirmative votes required for action to be taken under said provision.

IN WITNESS WHEREOF, for the purposes of forming this Corporation under the laws of the State of California, the undersigned, constituting the incorporator of this Corporation, has executed these Articles of Incorporation this 19th day of January, 2007.



Karla N. MacCary, Incorporator

