



State
of
California

OFFICE OF THE SECRETARY OF STATE

CORPORATION DIVISION

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

That the annexed transcript has been compared with the corporate 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

MAY 3 1989



March Fong Eu

Secretary of State

1561313

ENDORSED
FILED

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

MAY 31 1989

ARTICLES OF INCORPORATION

FOR

MARCH FONG EU, Secretary of State

LA FLORENTINE AT RENAISSANCE-LA JOLLA ASSOCIATION

ARTICLE I

The name of this corporation is LA FLORENTINE AT
RENAISSANCE-LA JOLLA 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 for which a corporation may be organized under such Law. More specifically, this corporation will provide for management, administration, maintenance, preservation and architectural control of the dwelling units, Common Area and Association Property within that certain real property situated in the County of San Diego, California, the first phase of which is more particularly described as:

Lot 7 of FIVE CREEKS, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 12234 filed with the County Recorder of San Diego County, California on October 25, 1988,

and such additional real property which is annexed to the La Florentine at Renaissance-La Jolla condominium project; and will

5/25/89

fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the Declaration (hereafter defined), and will promote the health, safety and welfare of all of its members who shall be owners of Condominiums (as defined in the Declaration) within the above-described property and any additions thereto which may be brought within the jurisdiction of this corporation for these purposes.

The corporation may also exercise the powers granted to a nonprofit mutual benefit corporation enumerated in Section 7140 of the California Corporations Code and to an association by Section 374 of the Code of Civil Procedure and by the Davis-Stirling Common Interest Development Act (Civil Code Section 1350 et seq.).

ARTICLE III

Notwithstanding any of the above statements of purposes and powers, this corporation 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 this corporation.

ARTICLE IV

The name and address in this state of the corporation's initial agent for service of process is SHERMAN HARMER, 5151 Shoreham Place, Suite 200, San Diego, California 92122.

ARTICLE V

Every person or entity who is a record owner of a fee or undivided fee interest in any Condominium which is subject by

covenants of record to assessment by this corporation ("Declaration"), shall be a member of this corporation. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any Condominium which is subject to assessment by this corporation.

ARTICLE VI

This corporation shall have two classes of voting membership:

Class A. Class A members shall be all owners of a Condominium with the exception of Declarant (as defined in the Declaration) and shall be entitled to one (1) vote for each Condominium owned. When more than one person holds an interest in any Condominium, all such persons shall be members. 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.

Class B. The Class B member shall be the Declarant and shall be entitled to three (3) votes for each Condominium owned. The Class B membership shall cease and be converted to Class A membership on the happening of any of the following events, whichever occurs earlier:

(a) two (2) years following the date of issuance by the California Department of Real Estate of the most recently

