

ENDORSE  
FILED  
RECORDED

ARTICLES OF INCORPORATION

AUG 16 1995

OF

SEARCH FEE \$0. Secretary of State

UNIVERSITY TERRACE BERKELEY HOMEOWNERS ASSOCIATION

ARTICLE I

The name of this corporation is UNIVERSITY TERRACE BERKELEY HOMEOWNERS ASSOCIATION.

ARTICLE II

A. 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.

B. The specific and primary purposes for which this corporation is formed are to be a residential real estate management association, to provide for the acquisition, construction, management, maintenance and care of "association property" as that term is defined in Section 528 of the Internal Revenue Code and the regulations thereunder, including, common areas and certain portions of separate interests of members, to enforce rules and regulations adopted from time to time by its board of directors, and otherwise to act and be operated as a homeowners association pursuant to its bylaws and the Declaration of Covenants, Conditions and Restrictions for the University Terrace Condominium Project, recorded in the official records of the County Recorder of Alameda County, California (the "Declaration").

ARTICLE III

This corporation is intended to qualify as a homeowners association under the applicable provisions of the Internal Revenue Code and the Revenue and Taxation Code of California. This corporation shall not pay any dividends, and no part of its net earnings shall inure to the benefit of any member or any other private individual other than by acquiring, constructing, or providing management, maintenance, and care of corporation

property other than by a rebate of excess membership dues, fees, or assessments. In the event of a dissolution, liquidation, or winding up of this corporation, upon the termination of the real estate project pursuant to the terms of the Declaration, the assets of this corporation remaining after the payment of or provision for payment, of all known debts and liabilities of the corporation, shall be divided among and be distributed to the members of thereof in accordance with their respective rights therein.

#### ARTICLE IV

The name and address in the State of California of this corporation's initial agent for services of process is David Stoloff, Physical and Environmental Planning Office, University of California, 2020 Milvia Street, Suite 401, Berkeley, California 94720.


#### ARTICLE V

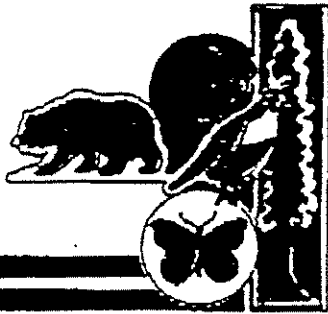
Notwithstanding any of the above statements of purposes and powers, this corporation shall not, except to an insubstantial degree, engage in any activities or exercise any powers that are not in furtherance of the specific purposes of this corporation.

#### ARTICLE VI

The qualifications for membership in this corporation; the different classes of memberships; the property, voting, and other rights and privileges of members; and their liability for dues and assessments and the methods of collection therefor, shall be as provided in the Declaration and the bylaws of this corporation.

Dated: August 17, 1993.

  
Harriet S. Cohen, Incorporator



State  
of  
California  
OFFICE OF THE SECRETARY OF STATE

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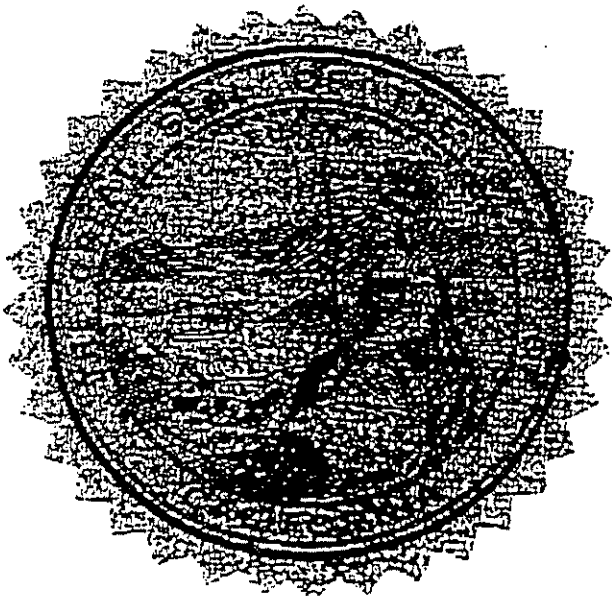
CORPORATION DIVISION

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

AUG 19 1993



*March Fong Eu*

Secretary of State