

**ARTICLES OF INCORPORATION
OF THE
LOMPICO IMPROVEMENT CLUB**

KNOW ALL MEN BY THESE PRESENTS:

We, the undersigned residents of California, do hereby voluntarily associate ourselves together for the purpose of forming a non-profit corporation under the laws of the State of California, and we do hereby certify:

FIRST: That the name of the corporation shall be

LOMPICO IMPROVEMENT CLUB

SECOND: That the purpose for which such corporation is formed are:

1. To aid and assist in the upbuilding, development, and improvement of that certain district known as Lompico in the County of Santa Cruz, State of California; to promote and encourage a spirit of cooperation and friendliness among the residents and property owners in general of said district; to foster the formation and establishment of proper local government for the administration of said district, and for the protection of the property and interests of the residents thereof; to do or procure to be done all things necessary and proper for the improvement, development and upbuilding of said district for the betterment of business and residential conditions therein and for the securing of adequate municipal improvements therein to promote and encourage such public and private works and improvements of every nature and kind as in its judgment will inure to the benefit of said district, both in the present and the future; to promote social intercourse and recreation among and furnish pleasure and happiness to the members of the corporation; to purchase, acquire, maintain, and improve real property and grounds and to erect, acquire, equip and maintain thereon social clubhouses, meeting halls, tennis courts, swimming pools and other appropriate buildings and recreational facilities for the use, accommodation and enjoyment of its members; to obtain funds with which to carry out such purposes.
2. To take over, acquire, hold, administer and manage any property or funds now held by any party or parties in trust for the use and benefit of the residents or property owners of said Lompico Subdivision and in particular to take over, acquire, hold, administer and manage upon the trust therein expressed all that certain real property and the improvements thereon, described and delineated in that certain instrument in writing made and entered into on the 12th day of November, 1929 by and between John S. Coleman and Rosamond Coleman, his wife, and California Pacific Title and Trust Company, a corporation, as parties of the first part, and Edward Fox, John H. Whalman, George H. Barron, Alex F. Welther and Paul Wiessinger, as parties of the second part, and all of the present and future property owners in Tracts A, B, C, D, E, F and G, of the Lompico Subdivision in the County of Santa Cruz, State of California, as the parties of the third part, which said instrument is recorded in the Official Records of Santa Cruz County, Volume 162, on page 218 thereof.

In carrying out the purposes of said corporation, it shall have power to do anything and everything necessarily incident thereto, including the power to purchase, lease, mortgage, hypothecate, and otherwise encumber and dispose of any and all and every kind and kinds of real and personal property; to erect, construct and maintain buildings and improvements of all and every kind upon lands owned or leased by it; to borrow money if deemed necessary by the Board of Directors of the corporation and to execute notes or other evidence of such indebtedness, and to secure the same by mortgage or deed of trust on the real or personal property of the corporation, or both, or in any other manner permitted by law; to admit members of the said corporation in such number and upon such terms as it may, by its by-laws, determine; to make all such rules and regulations as it may deem necessary for the purpose of its governance and the regulation and control of its affairs.

THIRD: That pecuniary gain is not one of the objects of this corporation, and that it does not contemplate the distribution of gains, profits, or dividends to the members thereof.

FUORTH: That the principal office for the transaction of the business of said corporation is to be located in the City and County of San Francisco, State of California.

FIFTH: That the number of directors of said corporation shall be five, and that the names and addresses of the directors who are appointed for the first year and are to serve until the election and qualification of their successors are as follows, to-wit:

<u>Name</u>	<u>Address</u>
A.T. Leonard, Jr., M.D.	San Francisco, Calif.
Edward Fox	Lompico
Manuel DeMello	San Francisco, Calif.
John H. Whalman	“
George H. Barron	“

SIXTH: That the voting power and property rights and interests of each member of the corporation shall be equal.

SEVENTH: That the name of the existing unincorporated association which is being incorporated is Lompico Improvement Club.

IN WITNESS THEREOF, we have hereunto set our hands this 27th day of May, 1933.

A.T. Leonard Jr., M.D.
President

George H. Barron
Secretary

FILED
In the office of the Secretary of State
OF THE STATE OF CALIFORNIA
JUNE 22, 1933
FRANK C. JORDAN
SECRETARY OF STATE