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ROSEMARY C CORSO
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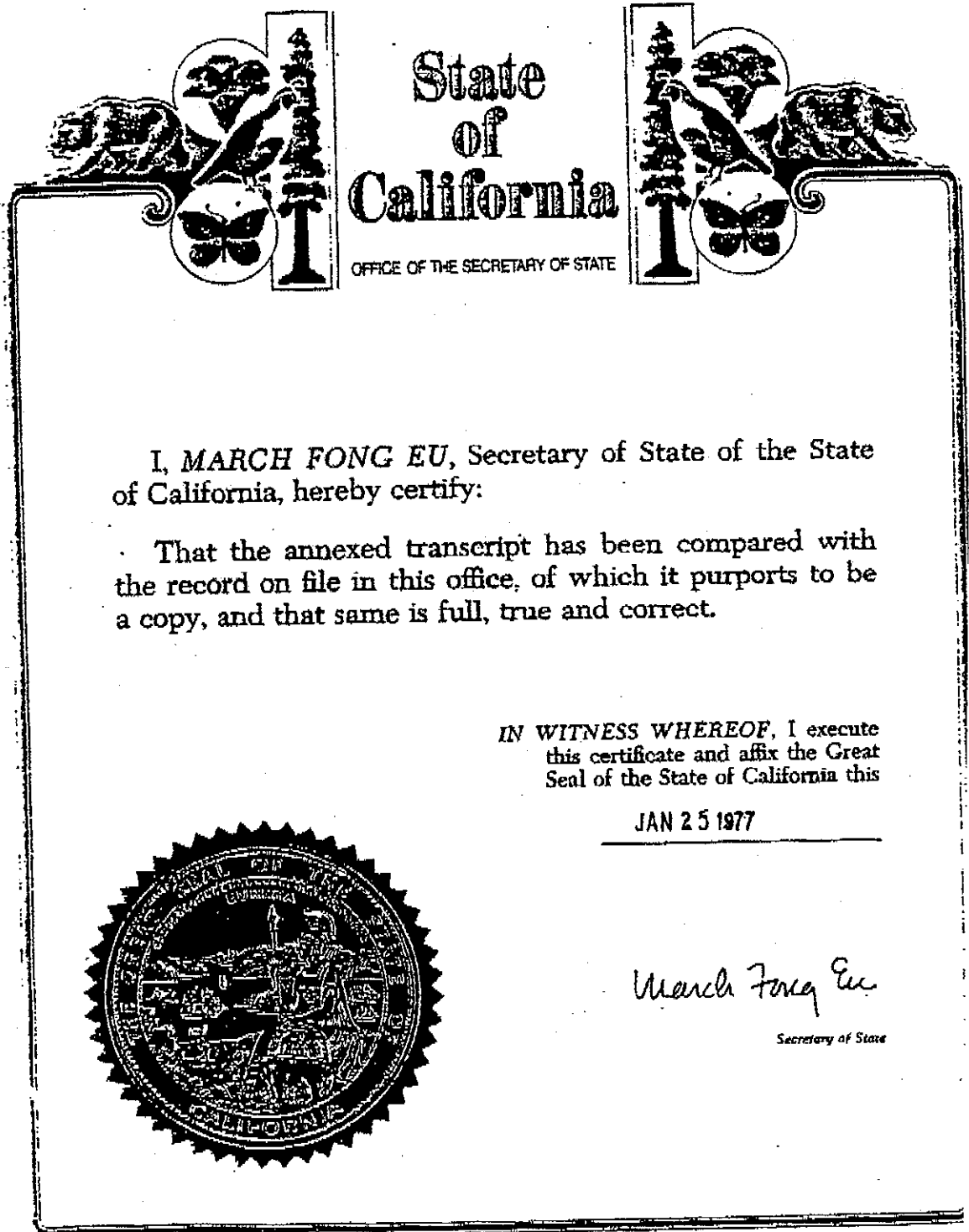
3/5/2024

Sunrise Homes Association

NOTICE REGARDING DISCRIMINATORY RESTRICTIONS

In accordance with California Government Code 12956.1 the Association includes with this governing document the following information:

"If this document contains any restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section [12956.2](#) of the Government Code by submitting a "Restrictive Covenant Modification" form, together with a copy of the attached document with the unlawful provision redacted to the county recorder's office. The "Restrictive Covenant Modification" form can be obtained from the county recorder's office and may be available on its internet website. The form may also be available from the party that provided you with this document. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status."



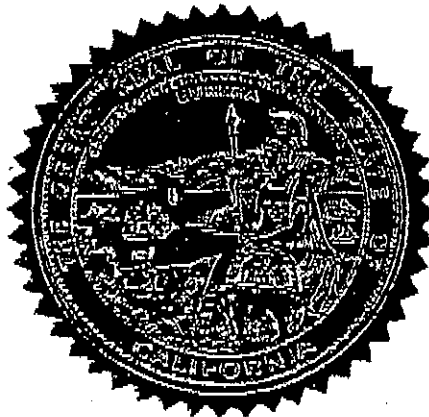
State
of
California
OFFICE OF THE SECRETARY OF STATE

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

That the annexed transcript has been compared with the 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

JAN 25 1977



March Fong Eu

Secretary of State

PAGE 03/08
ENDORSED
FILED
In the office of the Secretary of State
of the State of California
20 1977
MARCH FONG EL, Secretary of State
By JAMES E. HARRIS
Deputy

ARTICLES OF INCORPORATION
OF
SUNRISE HOMES ASSOCIATION

FIRST: The name of this corporation (hereinafter called the "Association") is SUNRISE HOMES ASSOCIATION.

SECOND: The Association is organized pursuant to the General Nonprofit Corporation Law of the State of California.

THIRD: The terms defined herein shall, for all purposes of these Articles of Incorporation, have the following meanings:

(a) The terms "lot", "owner", "declarant" and "members" shall be as defined in Article I of the Sunrise Declaration.

(b) The term "Declaration" shall mean the limitations, restrictions, covenants and conditions set forth in that certain declaration entitled "Declaration of Restrictions" dated December 23, 1976, and recorded in the Office of the Recorder of San Mateo County, as said Declaration may from time to time be amended pursuant to Article XII thereof; provided, however, that with respect to any property which is annexed pursuant to Article XIII of said Declaration the term "Declaration" shall also mean said Declaration as it may from time to time be supplemented or modified by the provisions of a Declaration of Annexation, if any, filed with respect to such property pursuant to Article XIII of said Declaration.

FOURTH:

(a) The specific and primary purposes for which the Association is organized and operated are to provide for the management, maintenance, protection, preservation and development of the property described in the Declaration and

to promote the health, safety and welfare of its members, all pursuant to the Declaration.

(b) The general purposes for which the Association is formed are:

(1) To exercise all of the power and privileges and perform all of the duties and obligations of the Association as set forth in the Declaration;

(2) To fix, levy, collect and enforce payment by any lawful means of all charges or assessments affecting the property described in the Declaration pursuant to the terms and conditions of the Declaration; to pay all expenses in connection therewith and all office and other expenses incidental to the conduct of the business of the Association, and all licences, franchise taxes, and other governmental taxes or charges levied or imposed against the property of the Association;

(3) To acquire by gift, purchase or otherwise to own, hold, enjoy, lease, operate, maintain, and to convey sell, lease, transfer, mortgage or otherwise encumber, dedicate for public use, convey to a public agency with or without consideration or otherwise dispose of real or personal property in connection with the affairs of the Association;

(4) To borrow money, to mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(5) To act in the capacity of principal, agent, joint venturer, or partner, or in any other capacity which may be authorized or approved by the Board of Directors of this Corporation; and

(6) To have and to exercise any and all powers, rights and privileges which a corporation organized under the General

Nonprofit Corporation Law of the State of California by law may now or hereafter have or exercise.

The foregoing statement of purposes shall be construed as a statement both of purposes and of powers, and purposes and powers in each clause shall not be limited or restricted by reference to or influence from the terms or provisions of any other clause, but shall be broadly construed as independent purposes and powers. Notwithstanding any contrary provision herein, no part of the activities of this Corporation shall consist in carrying on propaganda or otherwise attempting to influence legislation, and the carrying on by this Corporation for a profit of any business hereinabove recited as a purpose of this Corporation shall be merely incidental to and in furtherance of the general community betterment and recreational purposes for which this Corporation is formed.

FIFTH: The county in the State of California where the principal office for the transaction of business of the Association is, is the County of San Mateo.

SIXTH: The names and addresses of the persons who are to act as first Directors of this Corporation are as follows:

<u>NAME</u>	<u>ADDRESS</u>
David F. Coombs	1990 N. California Blvd. Walnut Creek, California
Jeffrey B. Lawrence	1990 N. California Blvd. Walnut Creek, California
Howard I. Martin	1990 N. California Blvd. Walnut Creek, California
C. Brent Nielson	1990 N. California Blvd. Walnut Creek, California
Richard W. Shea	1990 N. California Blvd. Walnut Creek, California

The above-named persons shall act in the capacity of Directors until such time as their successors shall be selected by the members of the Association in the manner provided for and set forth in the By-Laws of the Association. The number of Directors shall be five provided that the number of Directors may be changed by an amendment to the By-Laws duly adopted by the members of the Association.

The Directors shall serve without compensation, and no Director shall receive any pecuniary benefit from the Association except reimbursement for actual expenses incurred in connection with the business of the Association.

SEVENTH:

(a) The Association shall have two (2) classes of voting membership:

Class A: Class A members shall be all the owners, including the owners of any property annexed pursuant to the provisions of Article VIII of the Declaration, with the exception of declarant. Except as provided in this Article VII, each Class A member shall be entitled to one (1) vote for each lot in which such class member owns an interest; provided, however, when more than one Class A member owns an interest in a lot, the vote for such lot shall be exercised as they among themselves determine, but in no event shall more than one (1) vote be cast with respect to any one such lot.

Class B: The Class B member shall be the declarant who shall be entitled to three (3) votes for each lot owned, including lots owned with respect to any property annexed pursuant to the provisions of Article XIII of the Declaration. 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:

(1) When the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership;

(2) The second anniversary of the original issuance of the most recently issued Public Report for a phase of the Development; or

(3) Not later than the fourth anniversary of the original issuance of the Public Report for Sunrise Phase I.

(b) Each member in good standing shall be entitled to vote on all matters properly submitted to vote to the members of the Association; provided, further, that every member entitled to vote at any election of Directors may cumulate votes.

EIGHTH: Powers of the Association shall be exercised, its property controlled, and its affairs conducted by the Board of Directors.

The provisions hereof may be amended, altered, changed or repealed in the manner now or hereafter prescribed by law; provided, however, that there shall be no amendment of Article SEVENTH and Article EIGHTH except by the vote or written assent of seventy-five percent (75%) of the members of each class.

NINTH: No part of the gains, revenues, or assets of the Association, or dissolution or otherwise, shall be distributed to or inure to the benefit of any member or a Director.

TENTH: In the event of dissolution or winding up of the Association, all funds and properties remaining after paying or adequately providing for the debts and obligations of the Association, shall be held in trust for the use and benefit of

or distribution to any other than existing nonprofit organization having the same purposes as this Association, or in the absence of such nonprofit organization, for distribution to the City of Redwood City, State of California, or to any recreational district, community services district or other municipal corporation in trust for use in connection with the development and maintenance of the facilities and property owned by the Association at the time of its dissolution.

IN WITNESS WHEREOF, for the purpose of forming the Association under the General Nonprofit Corporation Law of the State of California, we, the undersigned, have executed these Articles of Incorporation this 23rd day of December, 1976.

s/David F. Coombs
s/Jeffrey B. Lawrence
s/Howard I. Martin

s/C. Brent Nielsen
s/Richard W. Shea

State of California)
) SS.
County of Contra Costa)

On this 23rd day of December, 1976, before me Linda Graves, a Notary Public for the State of California, personally appeared David F. Coombs, Jeffrey B. Lawrence, Howard I. Martin, C. Brent Nielsen and Richard W. Shea, known to me to be the persons whose names are subscribed to the within Articles of Incorporation, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on the day and year first above written.

s/Linda Graves
Notary Public

(seal)
(Notarial Seal)

