

Articles of Incorporation

KNOW ALL MEN BY THESE PRESENT, that we the undersigned, do hereby voluntarily associate ourselves together for the purpose of incorporating under the laws of the state of California a private corporation; and we do hereby certify:

FIRST: The name of said corporation shall be "Lake Tahoe Park Association."

SECOND: That said corporation is a corporation which does not contemplate pecuniary gain or profit to the members hereof, and the purposes for which it is formed are as follows, and it shall possess the following powers:

1. To represent the joint interests of the property owners in that certain tract known as "Lake Tahoe Park," formerly "Tahoe Park Tract" fronting on Lake Tahoe in Section 13, Township 15, North Range Sixteen (16), East M.D.B. & M. Placer County, California, as per "Amended Map of Lake Tahoe Park, Subdivision No. 1" filed in the County Recorder's office of Placer County, California on May 8th, 1926, in all matters arising in connection with said tract; and the community beach fronting on Lake Tahoe adjacent thereto, the beneficial interest wherein is the common property of said property owners for recreational purposes.
2. To improve, maintain and police all streets, parks, beaches and other open spaces now existing, or hereafter created in or bordering upon said Lake Tahoe Park tract which shall be maintained for public use or for the general use of the owners or lots or building sites within said property.
3. To care for vacant, unimproved or unkept plots contiguous to, and lots within said property, to remove grass, weeds and rubbish therefrom, and to do any other things necessary or desirable in the opinion of the Board of Directors of this corporation to keep said property and plots neat and in good order.
4. To enforce the conditions, restrictions and charges at any time created for the benefit of said property and the owners thereof or to which said property, or any part thereof, may at any time be subject, and to pay all expenses in connection therewith.
5. To fix the rate per lot of the annual charges or assessments and to receive and collect the same.
6. To expend the monies so collected, received or derived therefrom in making the afore aid payments and in paying and discharging the cost, expenses and obligations incurred by said corporation in carrying out any or all of the purposes of said corporation.

7. Generally to represent to the common interests of the property owners in said tract in all matters appertaining to their common welfare and to the protection and improvement of their property.
8. To sue and be sued, to contract and be contracted with; to receive property by devise or bequest, subject to the laws regulating the transfer of property by will, and to otherwise acquire and hold all property, real and personal including shares of stock, bonds and securities of other corporations; to act as trustee under any trust incidental to the principal objects of the corporation, and to receive, hold, administer and expend funds and property subject to such trust or otherwise dispose of all property, real or personal; to borrow money, collect debts, and issue bonds, notes and debentures, and secure the same; to do all other acts necessary or expedient for the administration of the affairs and attainment of the purposes of the corporation.

THIRD: That the county in this state where the principal office for the transaction of the business of this corporation is to be located is Placer County, California.

FOURTH: That the number of directors of said corporation shall be five, and the names and addresses of the persons who are to act in the capacity of directors until the selection of their successors, and their official titles, are as follows:

Chas. Wade Snook	President	6016 Ocean View Drive Oakland, CA
A. J. Caton	Vice President	227 Clay Street Reno, NV
W. F. Sanford	Secretary	1036 Hubert Road Oakland, CA
Matt Green		Tahoe, CA
J. W. Scamell		3210 East 14th Street Oakland, CA

FIFTH: That the members of this corporation shall be all persons who are the owners of record of a building site, as hereinafter defined, within said "Lake Tahoe Park," or who held a contract for the purpose of any such building site while payments under such contract are not delinquent, and the husband or wife of each such person, as the case may be, and such ownership or such holding of a contract shall be the sole qualification for membership in said Association. Such membership shall endure for life so long as the annual assessments herein provided for shall be paid, and when such qualification shall cease as to any such property owner, as the case may be, the membership shall lapse.

For the purpose herein stated a building site shall be taken to be either a numbered lot forming a part of the above described Lake Tahoe Park Tract, or any combination, grouping or re-subdivision of any such lot or lots or portion or portions of such lot or lots permitted by the restrictions applicable thereto, and thereby allowed to be used as the site for a dwelling house.

The authorized number of members shall be limited by the number of persons having the qualifications above set forth, and their respective husbands or wives, to-wit, 750.

Each member of said association who is the owner of record of more than one such building site shall have one vote upon matters that come before members of the Association. When a building site is owned of record in joint tenancy in common, membership as to such building site shall be joint and the rights of such membership, including the voting power arising therefrom, shall be exercised only by the joint action of all owners of such building site. In case husband and wife are both members they shall together have but one vote. In case either husband or wife is the owner of record of such building site herein defined the other spouse shall not be eligible to membership if the record owner shall notify the secretary in writing that he or she desires to exercise the sole membership right with relation to such building site.

All members shall be subject to the payment of the annual maintenance charge or assessment which is or may be assessed by action of the Board of Directors, and for the purpose of carrying on the business of this corporation other board of directors may determine, levy and assess annually such maintenance charge or assessment and fix the rates thereof, provided, however, that the same shall be based upon the assess valuation of the real estate and improvements of each property owner from year to year, and shall not exceed one percent (1%) of such assessed valuation.

SIXTH: That the name of existing unincorporated association which is being incorporated is as follows: "Lake Tahoe Park Property Owners Association," and such association ha duly authorized its incorporation.

SEVENTH: These articles of incorporation may be amended from time to time for the purpose and in the manner provided by law.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 8th day of April, 1938.

Chas. Wade Snook (Seal)

A. J. Caton (Seal)

W. F. Sanford (Seal)

Matt Green (Seal)
J. W. Scamell (Seal)

State of California)

County of Alameda)

On this 8th day of April 1938, before me, Samuel J. Chase, a notary public in and for the County of Alameda, State of California, residing therein, duly commissioned and sworn, personally appeared **CHAS. WADE SNOOK, A. J. CANTON, W. F. SANFORD** and **J. W. SCAMELL**, known to me to be the persons described in and whose name are subscribed to the within instrument and they acknowledged to me that they executed the same.

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

(Seal) **SAMUEL J. CHASE**
Notary Public in and for the County of Alameda, State of California