

Note: The Ingleside Terraces Homes Association Articles of Incorporation have been scanned into the computer from the 1990 "Manual of INGLESIDE TERRACES HOMES ASSOCIATION." If any errors in transcription are noted, please contact the webmaster.

## ARTICLES OF INCORPORATION OF "INGLESIDE TERRACES HOMES ASSOCIATION"

KNOW ALL MEN BY THESE PRESENTS:

That we, the undersigned, each of whom is a citizen and resident of the State of California, have this day voluntarily associated ourselves together for the purpose of forming a non-profit corporation under the laws of the State of California, and particularly under Title XII, Part Four, Division first of the Civil Code thereof, and we hereby certify as follows:

- I. That the name of said corporation shall be "INGLESIDE TERRACES HOMES ASSOCIATION".
- II. That the county in this state where the principal office for the transaction of the business of said corporation is to be located is the City and County of San Francisco.
- III. That the time for which said corporation is to exist is perpetual.
- IV. That said corporation shall not contemplate pecuniary gain or profit to the members thereof, and the objects and purposes for which it is formed are:

(a) To promote the collective and individual property and civic interests and rights of all persons, firms and corporations owning lots or land or residing in the restricted portions of that certain subdivision known as 'Ingleside Terraces, situated in the City and County of San Francisco, and described in those certain maps thereof entitled "Amended Map of Ingleside Terraces" filed in the office of the Recorder of the City and County of San Francisco, State of California, January 20, 1913, and recorded on Map Book "G" at pages 93, 94, 95, 96 and 97; "Map of Addition to Assessor's Block No. 6905" filed in the office of the Recorder of the City and County of San Francisco, in Map Book "L" on pages 13 and 14, Amended Map of Block No. 27 of the Amended Map of Ingleside Terraces" filed in the office of the Recorder of the City and County of San Francisco in Map Book "J" on page 58.

(b) To care for the improvement and maintenance of the gateways, public easements, courts, parkways, grass plots, tennis courts, playgrounds and other open spaces and all other ornamental features of said tract which now exist or which may hereafter be installed or erected therein, save and except those duties and obligations now existing or hereafter imposed by law upon the City and County of San Francisco.

(c) To maintain a clubhouse, social hall, lodge, and other buildings, together with the required grounds and appurtenances within which to house the activities of the association, and suitable for meetings, lectures, concerts, entertainments, dances, and whatever social or intellectual activities may from time to time be held or sponsored by the association; provided, however, that non of said buildings shall be used for, and this association shall not engage in, political purposes of any kind or character.

(d) To consult with and procure the aid and cooperation of the various municipal and state officers, boards, commissions, committees and authorities having jurisdiction, in the proper construction, improvement and maintenance of all streets and roadways, sidewalks, lighting, water, sewer, and other public utilities and facilities situated in and serving said tract, and to cooperate with the police and fire departments, Board of Health, or other authority of the City and County of San Francisco, having jurisdiction, in the enforcement within said tract of all laws, ordinances, and regulations to the end that the members of this association shall at all times receive the maximum benefits which should accrue to them as residents and tax payers of the City and County of San Francisco.

(e) To cooperate with the owners of all vacant and unimproved lots and plots now existing or which hereafter shall exist in said tract, in keeping them in good order and slightly condition, and to prevent them from becoming a nuisance and detriment to the beauty of said tract and the value of the improved property therein; and to take any action with reference to such vacant and unimproved lots and plots as may be necessary or desirable to keep them from becoming such nuisance and detriment.

(f) To aid and cooperate with the members of this association and all property owners in said tract in the enforcement of the conditions, covenants and restrictions on and appurtenant to their property, to the end that said tract and the whole thereof shall at all times continue to be used exclusively for first-class residence purposes, as set forth and defined in the common form of conveyance under which the original subdividers of

said tract first conveyed all of the lots therein situated.

(g) To make and perform contracts of every kind and description in carrying on its business or for the purpose of attaining or furthering any of its objects, and to do any and all things which a co-partnership or natural person could do and exercise and which now or hereafter may be authorized by law.

(h) In general, but in connection with the foregoing, to do any and all things necessary to promote the general welfare of the owners of any portion of said tract and their property interests therein, to acquire, own, lease and hold such real and personal property as may be necessary or convenient for the transaction of its business and the fulfillment of its purposes and objects, and to exercise all the rights, powers and privileges of ownership to the same extent as natural persons might or could do.

V. That the number of Directors of said corporation shall be twelve, provided however that such number may hereafter be changed by a By-Law duly adopted by a majority of the members of this corporation. Names and residences, of those who are appointed for the first year, and to serve until the election and qualification of their successors, are as follows:

Julia F. Bode	29 Lakewood Street, San Francisco, California
Joseph P. Fallon	896 Junipero Serra Blvd., San Francisco, California
John T. Long	311 Moncada Way, San Francisco, California
E.C. Moore	184 Corona Street, San Francisco, California
Adolph E. Schmidt	999 Holloway Avenue, San Francisco, California
F.W. Schwab	20 Paloma Avenue, San Francisco, California
R.T. Stephens	685 Junipero Serra Blvd., San Francisco, California

VI. Membership in this association shall be appurtenant to the individual lots of land as shown by said Amended Map of Ingleside Terraces aforesaid or any resubdivision thereof and each owner of one or more of said lots in fee simple, or the holder of an equitable interest therein under contract of sale, together with any occupant thereof under lease or month-to-month tenancy, together with each member of their immediate families over the age of 21 years shall be eligible to membership. The rights and privileges of all members shall be equal except as to voting and property rights. The voting and property rights shall be appurtenant to ownership of said lots and be vested exclusively in such members who own one or more of said lots in fee simple or own an equitable interest therein under contract of sale; provided, however, a member who is an occupant of one or more of said lots under lease or month-to-month tenancy shall be entitled to vote, providing the owner of the lot which he occupies is not a member or when the owner being a member consents in writing thereto. Only one vote shall be appurtenant to each lot, and a member owning or having an equitable interest under contract of sale in two or more lots shall have as many votes as he owns lots or equitable interest therein; providing he pays annual dues on each. Where such lot or lots are held by two or more joint tenants or tenants in common, or are owned by a member and occupied by another member, the vote appurtenant to such lot may be cast by anyone of such members on behalf of both or all unless objection is made by the others entitled thereto, in which case no vote shall be counted for said membership until all entitled thereto agree as to how and by whom it shall be cast. The vote of a corporation or co-partnership member may be cast by an accredited representative of such firm and valid proxies shall at all times be recognized. Each voting member of this association shall have such an interest in all the property of this association as is represented by the ratio which the number of votes to which such member is entitled bears to the total number of such memberships in good standing.

VII. The money required for the conduct of the affairs of this association shall be raised by dues to be paid annually by each member upon each lot in said tract which he owns, is purchasing under contract, or occupies as herein provided and by voluntary contributions paid by members and/or persons who are eligible for membership. The amount of such dues shall be based on a budget to be agreed upon and determined once each year at the regular membership meeting by an affirmative vote of a majority of the members present who are entitled to vote. Membership in this association shall be voluntary. Said dues may be paid in installments covering a period of no longer than 6 (six) months, ending June 30th of that year to pay in full. Dues not paid by June 30th shall be considered delinquent.

IN WITNESS WHEREOF, we have hereunto subscribed our hands this 29th day of October, 1938.

JULIA F. BODE  
JOSEPH P. FALLON

JOHN T. LONG  
E.C. MOORE  
ADOLPH E. SCHMIDT  
F.W. SCHWAB  
R.T. STEPHENS