

KLAMATH  
RIVER  
COUNTRY  
ESTATES

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OWNER'S  
MANUAL

## **Klamath River Country Estates Owner's Manual**

Dear Property Owner:

This manual contains useful information concerning your property.

1. The description of Klamath River Country Estates (KRCE) and Common Ground facilities maintained by the Owners' Association for your use and enjoyment.
2. The Conditions, Covenants and Restrictions on your property that are a part and parcel of your ownership.
3. The Articles of Incorporation of the Owners' Association.
4. The current By-Laws under which the Owners' Association is operating.
5. The current Rules of the Architectural Control Board concerning construction within the subdivision. As various items are subject to change, please check with the office for the most current information.

To contact us please write or call:

Klamath River Country Estate Owners' Association, Inc.  
PO Box 129  
Hornbrook, CA 96044  
PH. 530 475-3555 Fax 530 475-3002

**Office Hours:**

Winter: Monday – Thursday: 9:00am – 1:00pm  
Summer: Monday – Thursday: 12:00 noon – 4:00pm  
(Office hours subject to change. Please call for verification.)

The Board of Directors  
KRCE Owners' Association, Inc.  
(2005)

**ARTICLES OF INCORPORATION OF  
KLAMATH RIVER COUNTRY ESTATES OWNERS' ASSOCIATION, INC.**

Know All Men By These Presents:

That we, the undersigned, have this day associated ourselves together for the purpose of forming a corporation under the laws of the State of California, as a nonprofit corporation, under the provisions of Part 1 of Division 2, Title 1, of the Corporation Code, as set forth in the Articles of Incorporation; and that We Hereby Certify:

First: That the name of the corporation is: Klamath River Country Estates Owners' Association, Inc.

Second: That the specific and primary purposes for which this corporation is formed are:

To provide a legal entity for the transaction of all business and social matter of common interest to owners of lots within the Klamath River Country Estates Subdivision in Siskiyou County, California.

In addition to the primary purposes, the corporation shall have the following general purposes or powers:

1. The corporation shall have all of the common law and statutory powers of a corporation not for profit which are not in conflict with the terms of these Articles.

2. The corporation shall have all of the powers reasonably necessary to implement the purposes of the corporation, including but not limited to, the following:

- (a) To establish and collect dues from members to defray the costs of its activities.
- (b) To use the funds collected as dues in the exercise of its powers and duties.
- (c) To maintain the roadways in said real estate development, including the access road to the main highway.
- (d) To make and amend reasonable regulations respecting the uniform use of the individual lots and the common areas of said real estate development.
- (e) To enforce by legal means the provisions of these Articles, the By-Laws of the Corporation, and the regulations for the use of said property.
- (f) To hold legal title to, or easements in the roadways and other land areas in said real estate development
- (g) To acquire, maintain and dispose of any personal property intended for the use of all the members.
- (h) To initiate and perpetuate a social and recreational program for all members.
- (i) 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 primary purpose of this Corporation.

Third: That the County in the State of California where the principal office for the transaction of the business of this Corporation is to be located in Siskiyou County.

Fourth: That the number of Directors of this corporation shall not be less than three (3) and not more than five (5). Initially, there shall be three (3) Directors, but the number of Directors may be increased by appropriate provision in the By-Laws, or by a duly adopted amendment to the By-Laws, without the necessity of amending these Articles of Incorporation.

The names and addresses of the persons who are appointed to act as the first Directors and the Executive Board of the Corporation, and to continue to act as such Directors and the Executive Board until the election and qualification of their successors, are as follows:

Daniel Schwartz  
311 MacArthur Blvd.  
San Leandro, California

John Sparrowk  
311 MacArthur Blvd.  
San Leandro, California

Louise B. Miller  
311 MacArthur Blvd.  
San Leandro, California

Fifth: That the voting and other rights and privileges of the membership are to be set forth and provisions therefore made in the By-Laws of this Corporation for the election and the term of office of the Board of Directors.

Sixth: That this Corporation is organized pursuant to the General Nonprofit Corporation law and does not contemplate pecuniary gain or profit to the members thereof and no part of the earnings of which is to inure to the benefit of any member or any individual, except as provided in Article Seventh.

Seventh: In the even of dissolution, liquidation, or winding up of this Corporation for any reason whatsoever, the directors or persons in charge of the liquidation shall divide any remaining assets among the members in equal shares.

Eighth: The private property of the members shall not be subject to payment of corporate debts.

The general management of the affairs of this Corporation shall be under the control, supervision and direction of the Board of Directors.

This Corporation reserves the right to amend, alter, change, or repeal any provisions contained in those Articles of Incorporation in the manner now or hereafter prescribed by Title 1, Division 1, Part 8, Chapter 1 of the Corporation Code and all rights conferred upon the members herein are granted subject to this reservation.

IN WITNESS WHEREOF, we have hereunto set our hands this 15<sup>th</sup> day of September, 1967.

s/ Daniel Schwartz  
s/ John Sparrowk  
s/ Louis B. Miller

On this 15<sup>th</sup> day of September, in the year One Thousand Nine Hundred and Sixty-Seven, before me, the undersigned, a Notary Public in and for the County of Alameda, State of California, residing therein, duly commissioned and sworn, personally appeared Daniel Schwartz, John Sparrowk, and Louis B. Miller known to me to be the persons described in and whose names 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 by Official Seal, the day and year in this certificate first above written.

s/ Edna K. Hawley  
Notary Public in and for said  
County of Alameda,  
State of California