

CHARTER OF INCORPORATION

Maui Ranch Estates Owners' Association

NOTICE: This document has been transcribed from scanned images via OCR/AI and should be compared against the original certified copies for legal purposes. While care has been taken to ensure accuracy, OCR and AI transcription may introduce errors.

Original Charter: December 11, 1970
Amendment: May 7, 1999

Original Charter of Incorporation

Dated: December 11, 1970

TO ALL TO WHOM THESE PRESENTS SHALL COME:

I, the undersigned Director of Regulatory Agencies of the State of Hawaii, send Greeting:

WHEREAS,

HARRY E. KRONICK, LAURENCE H. McNEIL and L. BARNEY McNEIL, JR., all of whom are residents of the State of Hawaii, have filed with me as Director of Regulatory Agencies a certified petition to grant to them and their associates a charter of incorporation as a non-profit corporation, in accordance with the provisions of Section 416-29, Hawaii Revised Statutes;

NOW, THEREFORE, KNOW YE,

That I, the said Director, in the exercise and execution of every power and authority in anywise enabling me in this behalf, do hereby constitute the said petitioners and their associates a corporation under the laws of the State of Hawaii for the purposes and in the form hereinafter set forth.

I. NAME OF CORPORATION

The name of the corporation shall be: "**MAUI RANCH ESTATES OWNERS' ASSOCIATION**"

II. PRINCIPAL OFFICE

The location of the principal office of the corporation shall be in Honolulu, State of Hawaii, and the specific address of its initial office shall be Suite 1204, 1441 Kapiolani Boulevard, Honolulu, State of Hawaii.

III. PURPOSES

1. Road Maintenance and Repair: To provide for the common maintenance and repair of all of the roads, roadways and pipelines within that tract of land situate at Ulumalu, Makawao, County of Maui, State of Hawaii, known as the "Maui Ranch Estates Subdivision", as described and shown on File Plan 1155, filed in the Bureau of Conveyances of the State of Hawaii.

2. Water Service Payments: If deemed desirable and necessary, to provide for the common payment to the Board of Water Supply of the County of Maui for water used by the Maui Ranch Estates System.

3. Recreation and Community Facilities: To lease or acquire, improve, maintain and manage recreation and community facilities and for the general welfare of owners or of the lots in said subdivision. This includes, but is not limited to, strengthening community unity and pride, fostering social understanding, promoting civic improvement, providing wholesome activities and generally furthering the social, civic, economic and aesthetic advancement of the members of the association.

IV. DURATION

The duration of the corporation shall be perpetual.

V. OFFICERS

The officers shall consist of:

- President
- Vice President
- Secretary
- Treasurer

Any person may hold two offices of said corporation if provided by the by-laws.

VI. BOARD OF DIRECTORS

There shall be a Board of Directors consisting of not less than three members. The following persons shall be the initial officers and directors, and shall hold office for the first year or until their successors are duly elected pursuant to the by-laws of the corporation.

Office Held	Name	Residence Address
President and Director	Hon Fenwick	1234 Maunawili Road, Honolulu, Hawaii
Vice President and Director	Ralph M. Hayashi	Kihei, Maui
Secretary	Adele X. Silva	410 Magellan Avenue, Honolulu, Hawaii
Treasurer	Mildred Williams	7016 Kalaniana'ole Hwy., Honolulu, Hawaii
Director	John L. Greenwell	1822 McKinley Street, Honolulu, Hawaii
Director	L. Barney McNeil, Jr.	4287 Mahala Avenue, Honolulu, Hawaii

VII. CORPORATE POWERS

The corporation shall have all the powers provided by law.

VIII. NON-PROFIT STATUS

The corporation is not organized for profit, it will not issue any stock, and no part of its assets, income, or earnings shall be distributed to its members, directors, or officers, except for services actually rendered to the corporation, and except upon liquidation of its property in case of corporate dissolution.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of the Department of Regulatory Agencies, at Honolulu, this **11th day of December, 1970**.

AMENDMENT TO THE CHARTER OF INCORPORATION

Dated: May 7, 1999

IV. DURATION (Amended)

The duration of the corporation shall be perpetual.

V. OFFICERS (Amended)

The officers shall consist of: President, Vice President, Secretary, Treasurer.

Any person may hold two offices of said corporation if provided by the by-laws.

VI. BOARD OF DIRECTORS (Amended)

There shall be a Board of Directors consisting of not more than nine members. The following persons shall be the current officers and directors, and shall hold office until their successors are duly elected pursuant to the by-laws of the corporation.

Office Held	Name	Address
President and Director	Richard Pennington	63 Waipalani Rd., Haiku, HI 96708
Vice President and Director	Anthony Carter	10 Kapuai Rd., Haiku, HI 96708
Secretary/Treasurer	Natalie N. Powell	P.O. Box 1244, Makawao, HI 96768
Director	Open	Haiku, HI 96708
Director	Paul Weinstein	320 Kalipo Pl., Haiku, HI 96708
Director	John Smith	40 N. Lanikai Pl., Haiku, HI 96708
Director	John Ellis	151 S. Lanikai Pl., Haiku, HI 96708
Director	Monty Tester	333 Kalipo Pl., Haiku, HI 96708
Director	Jack Dixon	100 Kapuai Rd., Haiku, HI 96708

Document History

Original Charter: December 11, 1970

Incorporators: Harry E. Kronick, Laurence H. McNeil, L. Barney McNeil, Jr.

Amendment: May 7, 1999

Updated board size from 'not less than three' to 'not more than nine' members

Updated officers and directors roster for 1999