

STATE OF HAWAII
DEPARTMENT OF COMMERCE AND CONSUMER AFFAIRS
Business Registration Division
1010 Richards Street
Mailing Address: P.O. Box 40, Honolulu, HI 96810

DEPARTMENT OF COMMERCE
AND CONSUMER AFFAIRS
STATE OF HAWAII
Officially Recorded
On
October 3, 1984

58499 02

In the Matter of the Incorporation

of
HAWAIIAN RANCHOS COMMUNITY
ASSOCIATION

1 15091508 6423 84/10/17 \$10.00

PETITION FOR CHARTER OF INCORPORATION

The undersigned, a majority of whom are residents of the State of Hawaii, hereby petition, under the provisions of Section 416-19, and 416-20, Hawaii Revised Statutes, for a charter of incorporation, for themselves and their associates, as a non-profit corporation under the name of HAWAIIAN RANCHOS COMMUNITY ASSOCIATION

and in connection herewith do hereby incorporate herein by reference thereto the accompanying proposed charter of incorporation wherein are set forth various matters required under Section 416-20 aforesaid.

Dated at Ka'u, Hawaii, this 2nd day of July

RECEIVED
BUSINESS REGISTRATION
DIVISION
DEPARTMENT OF
COMMERCE AND
CONSUMER AFFAIRS
STATE OF HAWAII
JUL 3 9 42 AM '84

John J. Delaney
(Signature)
Douglas R. Allen
(Signature)
Patricia A. Boyter
(Signature)

RECEIVED
BUSINESS REGISTRATION
DIVISION
DEPARTMENT OF
COMMERCE AND
CONSUMER AFFAIRS
STATE OF HAWAII
JUL 5 9 56 AM '84

STATE OF HAWAII
County of Hawaii
(County)

FILING FEE, CAPITALS _____ \$ 10.-
CERTIFICATION _____ Copies _____ \$ _____
TOTAL \$ _____

John J. Delaney, Douglas R. Allen, and
Patricia A. Boyter, being first duly sworn on oath, depose and say that they are the petitioners above named, that they have read the foregoing petition and attached proposed charter of incorporation and know the contents thereof; and that the matters and statements therein set forth are true to the best of their knowledge and belief.

Subscribed and sworn to before me this
2nd day of July, 1984
Patricia P. Pettigill
Notary Public, State of Hawaii
My commission expires: 8-3-84

John J. Delaney
(Signature)
Douglas R. Allen
Patricia A. Boyter
(Signature)

I HERBY CERTIFY that this is a true and correct copy of the official record(s) of the Business Registration Division.
Patricia A. Boyter
(Signature)
DIRECTOR OF COMMERCE AND CONSUMER AFFAIRS
February 23, 2026

02/18/2026 11:05:55 10002

In the Matter of the Incorporation
of HAWAIIAN RANCHOS
COMMUNITY ASSOCIATION

CHARTER OF INCORPORATION

TO ALL TO WHOM THESE PRESENTS SHALL COME:

I, the undersigned Director of Commerce and Consumer Affairs of the State of Hawaii, send Greeting:

WHEREAS John J. Delaney, President Douglas Allen, Vice President
and Patricia A. Baxter, ~~Dorothy F. Delaney~~, a majority of whom are residents of the State
Treasurer Secretary
of Hawaii, have filed with me as Director of Commerce and Consumer Affairs a verified petition to grant to them and their
associates a charter of incorporation as a nonprofit corporation, in accordance with the provisions of Section 418-20, 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.

The name of the corporation shall be:

HAWAIIAN RANCHOS COMMUNITY ASSOCIATION

II

The location of the principal office of the corporation shall be in Ka'u, Hawaii

State of Hawaii, and the specific address of its initial office

shall be Hawaiian Ranchos Community Association, S.R. 6070,

Captain Cook, Hawaii 96704

State of Hawaii.

III

The corporation shall be organized exclusively for the following purposes:

- A. To develop a community designed for safe, healthful and harmonious living;
- B. To promote and protect the collective and individual property and civic interests and rights of all persons, firms and corporations owning property, in the Hawaiian Ocean View Ranchos Subdivision, situate in the District of Ka'u, County and State of Hawaii.
Refer to Charter, Purpose : C,D,E,F,G and Objects:A,B, C.

IV

The duration of the corporation shall be perpetual.

V

The officers shall consist of: (Titles Only)

President

PRESIDENT

VICE PRESIDENT

TREASURER

SECRETARY

VI

There shall be a board of directors consisting of not less than 5 member(s). The following persons shall be initial officers and director(s), and shall hold office for the first year or until their successors are duly elected pursuant to the by-laws of the corporation:

| <u>Office Held</u> | <u>Name</u> | <u>Residence Address</u> |
|--------------------|--------------------|---------------------------------|
| PRESIDENT | John J. Delaney | S.R. 6352, Captain Cook, Hawaii |
| VICE PRESIDENT | Douglas Allen | S.R. 6385, Captain Cook, Hawaii |
| SECRETARY | Dorothy F. Delaney | S.R. 6352, Captain Cook, Hawaii |
| TREASURER | Patti Baxter | S.R. 6216, Captain Cook, Hawaii |
| DIRECTORS | John J. Delaney | S.R. 6352, Captain Cook, Hawaii |
| | Douglas Allen | S.R. 6385, Captain Cook, Hawaii |
| | Dorothy F. Delaney | S.R. 6352, Captain Cook, Hawaii |
| | Patti Baxter | S.R. 6216, Captain Cook, Hawaii |
| | Bradley K. Freeman | S.R. 6471, Captain Cook, Hawaii |

VII

The corporation shall have only such powers as provided for by law necessary to accomplish its stated purposes.

4

VIII

The corporation is organized for development of a community designed for safe, healthful and harmonious living. Refer to PURPOSE in Charter. purposes only and 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. Upon dissolution, all of the assets of the corporation after payment of its just debts shall be transferred or distributed to an organization or organizations as shall at the time qualify as an exempt organization or organizations under Section 501(c)(3) of the Internal Revenue Code of 1954. Notwithstanding any other provision of this Charter, this corporation shall not, except to an insubstantial degree, engage in any activities or exercise any powers that are not in furtherance of the purposes of this corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of the Department of Commerce and Consumer Affairs, at Honolulu, this 3rd day of October, 1984.

Ronald S. Nagata

Director of Commerce and Consumer Affairs

By *Ronald H. Jensen*
 Corporation and Securities Administrator

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