



6540526



STATE OF CALIFORNIA
Office of the Secretary of State
ARTICLES OF INCORPORATION
CA NONPROFIT CORPORATION
MUTUAL BENEFIT - COMMON INTEREST
DEVELOPMENT

California Secretary of State
 1500 11th Street
 Sacramento, California 95814
 (916) 657-5448

For Office Use Only

-FILED-

File No.: 6540526

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Corporation Name Corporation Name	ENCORE HOMEOWNERS ASSOCIATION
Initial Street Address of Principal Office of Corporation Principal Address	330 JAMES WAY, SUITE 270 PISMO BEACH, CA 93449
Initial Mailing Address of Corporation Mailing Address Attention	330 JAMES WAY, SUITE 270 PISMO BEACH, CA 93449
Agent for Service of Process Agent Name Agent Address	GARY GROSSMAN 330 JAMES WAY, SUITE 270 PISMO BEACH, CA 93449
Purpose Statement	This corporation is a nonprofit Mutual Benefit Corporation organized under the Nonprofit Mutual Benefit Corporation Law. The purpose of this corporation is to engage in any lawful act or activity, other than credit union business, for which a corporation may be organized under such law. This corporation is an association formed to manage a Common Interest Development under the Davis-Stirling Common Interest Development Act (California Civil Code section 4000 et seq.).
Additional Statements	The specific purpose of this corporation is to manage the Encore condominium development in accordance with the Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Encore Notwithstanding any of the above statements of purpose 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 specific purpose of this corporation.
Additional information and signatures set forth on attached pages, if any, are incorporated herein by reference and made part of these Articles of Incorporation.	
Electronic Signature	<input checked="" type="checkbox"/> I declare that I am the person who executed this instrument, which execution is my act and deed.
<u>Gary Grossman</u> Signature	<u>01/16/2025</u> Date

ENCORE HOMEOWNERS ASSOCIATION
ARTICLES OF INCORPORATION
ADDITIONAL STATEMENTS

MEMBERS AND VOTING:

The classes of Membership and the voting and other rights and privileges of Members shall be as set forth in the Bylaws. So long as there are Class A and Class B Memberships, amendment of these Articles of Incorporation shall require the assent (by vote or written consent) of (i) a bare majority of the Board of Directors of this Corporation, and (ii) Members representing seventy-five percent (75%) or more of the voting power of each class of Members. After conversion of the Class B Membership to Class A Membership, amendment of these Articles of Incorporation shall require the assent (by vote or written consent) of (i) a bare majority of the Board of Directors of this Corporation, (ii) seventy-five percent (75%) or more of the total voting power of the Members, and (iii) Members representing seventy-five percent (75%) or more of the voting power of the Members other than the subdivider of the Project.