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**-FILED-**

File No.: 6567865

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**ARTICLES OF INCORPORATION  
OF  
DEXTER TOWNHOMES OWNERS ASSOCIATION**

**ARTICLE I  
NAME**

The name of the corporation (hereinafter referred to as the "Corporation" or the "Association") is DEXTER TOWNHOMES OWNERS ASSOCIATION.

**ARTICLE II  
AGENT FOR SERVICE OF PROCESS**

The name of the corporation's initial agent for service of process is: Registered Agent Solutions, Inc.

**ARTICLE III  
BUSINESS ADDRESS & MANAGING AGENT**

The initial street address of the corporation, which is off-site, is 258 Alameda De Las Pulgas, Redwood City CA 94062-2833.

The location of the corporation's mailing address is 258 Alameda De Las Pulgas, Redwood City CA 94062-2833.

The Common Interest Development is situated in San Mateo County [unincorporated], California, fronting on Dexter Avenue, with the nearest cross street being E. Selby Lane. The nine-digit Zip Code of the Common Interest Development is 94063. The corporation has not yet appointed a managing agent.

**ARTICLE IV  
PURPOSES OF THE ASSOCIATION**

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.

The corporation is an association formed to manage a common interest development under the Davis-Stirling Common Interest Development Act.

This corporation does not contemplate pecuniary gain or profit to the Members thereof, and the specific purpose of this corporation is to provide for management, administration, maintenance, preservation and architectural control of the Lots and Common Area, and to promote the health, safety and welfare of all the Owners and Occupants within the property and any additions thereto as may hereafter be brought within the jurisdiction of this Association for this purpose, all according to the Declaration of Covenants, Conditions and Restrictions for Dexter Townhomes, hereinafter called the "Declaration" recorded or to be recorded with respect to said property in the Office of the Recorder of San Mateo County, as required by §4200 of the California Civil Code.

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 specific purpose of this corporation.

## ARTICLE V DISSOLUTION

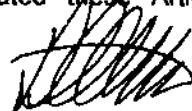
This Association is intended to qualify as an owners' association under the applicable provisions of the Internal Revenue Code, and of the Revenue and Taxation Code of California. No part of the net earnings of this organization shall inure to the benefit of any private individual, except as expressly provided in those sections with respect to the acquisition, construction, or provision for management, maintenance, and care of the Association property, and other than by a rebate of excess membership dues, fees, or Assessments. So long as there is any Lot, or parcel for which the Association is obligated to provide management, maintenance, preservation or control, the Association shall not transfer all or substantially all of its assets or file a certificate of dissolution without the approval of one hundred percent (100%) of the Members. In the event of the dissolution, liquidation, or winding up of the Association, upon or after termination of the project, in accordance with provisions of the Declaration, its assets remaining after payment, or provision for payment, of all debts and liabilities of the Association, shall be divided among and distributed to the Members in accordance with their respective rights therein.

## ARTICLE VI AMENDMENTS

These Articles may be amended only by the affirmative vote of a majority of the Board, and by the affirmative vote (in person or by proxy) of Members representing a majority of the voting power of the Association and a majority of the votes of Members other than Declarant, or where the two (2) class voting structure is still in effect (as provided in the Bylaws), a majority of each class of membership. However, the percentage of voting power necessary to amend a specific clause or provision shall not be less than the prescribed percentage of affirmative votes required for action to be taken under that clause.


IN WITNESS WHEREOF, for the purposes of forming this corporation under the laws of the State of California, the undersigned has executed these Articles of Incorporation on

January 31 2025



David M. Van Atta, Sole Incorporator

I declare that I am the person who executed the above Articles of Incorporation, and such instrument is my act and deed.



David M. Van Atta