



ARTICLES OF INCORPORATION
OF NORVOIR OWNERS ASSOCIATION

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The name of this corporation is NORVOIR Owners Association (hereinafter referred to as the Corporation).

II

A. 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.

B. This Corporation does not contemplate pecuniary gain or profit to the members thereof. 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.), and the specific primary purposes for which it is formed are to provide for management, administration, maintenance, preservation and architectural control of the residences and association property within that certain tract of property situated in the City of San Francisco, County of San Francisco, California, commonly known as NORVOIR ("Community"). Subject to the provisions of the recorded or to be recorded Declaration of Covenants, Conditions and Restrictions of NORVOIR applicable to the development (hereinafter referred to as the "Declaration"), and the Bylaws of the Corporation ("Bylaws") the general purposes and powers of the Corporation are:

- (1) to promote the health, safety and welfare of the residents within the development;
- (2) to exercise all of the powers and privileges and to perform all of the duties and obligations of the Corporation arising from the Declaration;
- (3) to fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration and to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Corporation, including all licenses, taxes and governmental charges levied or imposed against the property of the Corporation;
- (4) to acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Corporation;
- (5) to borrow money, and to mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;
- (6) to have and to exercise any and all powers, rights and privileges which a corporation organized under the Nonprofit Mutual Benefit Corporation Law of the State of California by law may now or hereafter have or exercise; and
- (7) to act in the capacity of principal, agent, joint venturer, partner, or otherwise.

The foregoing statement of purposes shall be construed as a statement both of purposes and of powers, and purposes and powers in each clause shall in no way be limited or restricted by reference to or inference from the terms or provisions of any other clause, but shall be broadly construed as independent purposes and powers. Notwithstanding any of the above statements of purposes and powers, the Corporation shall not, except to an insubstantial degree, engage in any activities or exercise any powers that are not in furtherance of the primary purposes of the Corporation.

III

The initial street, business and mailing address of the Corporation is 2044 Fillmore Street, 3rd Floor, San Francisco, California 94115. The nearest front and side streets of the Community are Larkin Street and North Point Street. The postal ZIP Code of the Community is 94109-0000.

IV

This Corporation is intended to qualify and operate exclusively as a homeowners 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. In the event of the dissolution, liquidation, or winding up of the Corporation, upon or after termination of the Community, in accordance with the Declaration, its assets remaining after payment, or provision for payment, of all debts and liabilities of the Corporation, shall be divided among and distributed to the members in accordance with their respective rights therein.

V

These Articles may be amended only by the affirmative vote or written consent of a majority of the Board of Directors of this Corporation and the affirmative vote, in person or by proxy, or written consent of members representing a majority of the voting power of the Corporation members which shall include a majority of the votes of members other than the Declarant under the Declaration, or where the Class B membership is still in effect, as provided in the Declaration and the Bylaws, a majority of voting power of Class A membership and of Class B membership. The vote on a proposed amendment to these Articles shall be held by secret written ballot in accordance with the procedures set forth in California Civil Code Section 5100, et seq. and the rules adopted by the Board of Directors of the Corporation pursuant thereto.

VI

The personal liability of the directors of the Corporation for debts, liabilities or obligations relating to the Corporation shall be eliminated to the fullest extent permissible under California law.

VII

The authorized number and qualifications of members of the Corporation, the different classes of members, if any, the property, voting, and other rights and privileges of members, and their liability for assessments and the method of collection thereof, shall be as set forth in the Corporation's Bylaws.

VIII

The name and address of the Corporation's initial agent for service of process is Hyun Sean Sullivan at 2044 Fillmore Street, 3rd Floor, San Francisco, California 94115.

IX

As of the date of filing of these Articles of Incorporation, the Corporation has no managing agent.

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 this 30th day of August, 2024.



Hyun Sean Sullivan, Incorporator