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-FILED-

File No.: 6516128

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**ARTICLES OF INCORPORATION
OF
OCEANUS HOMEOWNERS ASSOCIATION**

**ARTICLE I
NAME**

The name of the corporation is Oceanus Homeowners Association (hereinafter referred to as the "Corporation" or the "Association").

**ARTICLE II
PURPOSE**

This Corporation is a nonprofit mutual benefit corporation organized under the Nonprofit Mutual Benefit Corporation Law (California Corporations Code Section 7110 et seq.). 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.).

The specific purpose of this Corporation is to provide for management, administration, maintenance, preservation, and architectural control of the condominiums and common area within the jurisdiction of the Association, and to promote the health, safety, and welfare of all of the residents of the property.

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 Association.

**ARTICLE III
ADDRESS**

The street address of the Association is 4848 Bermuda Avenue, San Diego, CA 92107. The initial mailing address of the Association is 4629 Cass Street #53, San Diego, CA 92109. The Association has no business or corporate office. The front street and the nearest cross street for the physical location of the common interest development are Bermuda Avenue and Pescadero Drive, respectively.

**ARTICLE IV
INITIAL AGENT FOR SERVICE OF PROCESS**

The name of the Association's initial agent for service of process is Becky Camp, and the address of the initial agent for service of process is 4629 Cass Street #53, San Diego, CA 92109.

**ARTICLE V
INITIAL MANAGING AGENT**

The name of the Association's initial managing agent is Becky Camp of BAM Association Management LLC, and the initial managing agent's address is 4629 Cass Street #53, San Diego, CA 92109.

**ARTICLE VI
INITIAL BOARD OF DIRECTORS**

The affairs of this Association shall be managed by a Board of three (3) directors. The names and addresses of the initial directors are:

Shekhar Vyas
4848 Bermuda Avenue #D2
San Diego, CA 92107

Melvin Pohl
4848 Bermuda Avenue #B3
San Diego, CA 92107

Allen Bloom
6952 Camino Pacheco
San Diego, CA 92111

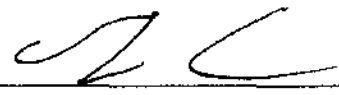
**ARTICLE VII
EXISTING UNINCORPORATED ASSOCIATION**


An existing unincorporated association, Oceanus Homeowners Association, which has also sometimes been known as Oceanus Apartments, is being incorporated by the filing of these Articles.


**ARTICLE VIII
AMENDMENTS**

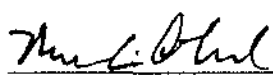
These Articles may be amended only by the affirmative vote of a majority of the Board and by the affirmative vote of members representing a majority of the voting power of the Association.

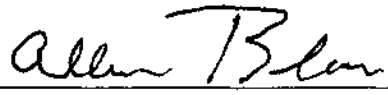
IN WITNESS WHEREOF, the undersigned, being the persons named hereinabove as the initial directors of the Association, have executed these Articles of Incorporation as follows:

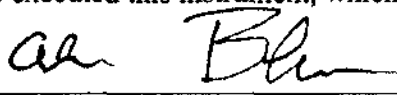
Dated: 12-11-24 
Shekhar Vyas, Initial Director

I hereby declare that I am the person who executed this instrument, which execution is my act and deed.

Shekhar Vyas, Initial Director

Dated: 12-11-24 
Melvin Pohl, Initial Director

I hereby declare that I am the person who executed this instrument, which execution is my act and deed.

Melvin Pohl, Initial Director

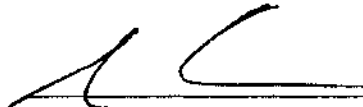
Dated: 12-11-24 
Allen Bloom, Initial Director

I hereby declare that I am the person who executed this instrument, which execution is my act and deed.

Allen Bloom, Initial Director

DECLARATION PURSUANT TO CORPORATIONS CODE SECTION 7121(c)

We, the undersigned, declare under **penalty of perjury**, under the laws of the State of California, that we are the President and Vice President, respectively, of the unincorporated association referred to in the Articles of Incorporation to which this declaration is attached, and that the incorporation of the Association by means of said Articles has been duly approved by the Association in accordance with its rules and procedures by a vote of at least a majority of the members of the Association. This declaration was executed in **San Diego, California**.

Dated: 12-11-24



Shekhar Vyas, President

Dated: 12-11-24



Melvin Pohl, Vice President