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**-FILED-**  
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**ARTICLES OF INCORPORATION  
OF  
EVERGLEN OWNERS' ASSOCIATION**

**ARTICLE I  
NAME**

The name of the corporation is EVERGLEN OWNERS' ASSOCIATION.

**ARTICLE II  
PURPOSES OF THE CORPORATION**

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. The common interest development is located at N. Chappell Road and Primavera Drive, Hollister, California 95023-0000. The corporation has no managing agent.

This corporation does not contemplate pecuniary gain or profit to its Members. The specific and primary purposes for which the corporation is formed are to provide for management, administration, maintenance, preservation and architectural control of the Lots and Common Area within the real property ("Project") situated in the City of Hollister, County of San Benito, State of California, commonly known as Everglen, a common interest development of the type commonly referred to as a planned development and to promote the health, safety, and welfare of all residents within the Project and such additions as may hereafter be brought within the jurisdiction of the corporation for those purposes, all according to that certain Declaration of Covenants, Conditions, and Restrictions of Everglen ("**Declaration**"), recorded or to be recorded with respect to the Project in the Official Records of the County of San Benito, State of California.

**ARTICLE III**  
**ADDRESS**

The corporation's initial street and mailing address is 5000 Executive Parkway, Suite 125, San Ramon, CA 94583.

**ARTICLE IV**  
**LIMIT ON POWERS**

Notwithstanding any statement herein to the contrary, the corporation shall not engage, except to an insubstantial degree, in any activity or exercise any power that is not in furtherance of its specific and primary purposes. This corporation is intended to qualify as a homeowners association under the applicable provisions of Section 528 of the United States Internal Revenue Code ("IRC") and of Section 23701t of the Revenue and Taxation Code of the State of California ("R&TC"), as each may be amended from time to time. No part of the net earnings of this corporation shall inure to the benefit of any private individual except as expressly provided in IRC Section 528 and R&TC Section 23701t with respect to the acquisition, construction or provision for management, maintenance and care of the Project, other than by a rebate of excess assessments.

**ARTICLE V**  
**GOVERNANCE**

The rights of Members, number of Members, manner of election of the Directors and all other matters concerning the operation and governance of the corporation shall be as set forth in the Bylaws.

**ARTICLE VI**  
**AGENT FOR SERVICE OF PROCESS**

The name and address of the corporation's initial agent for service of process is:

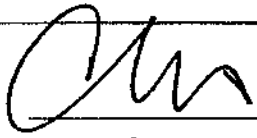
Jackie Trommer  
KB HOME South Bay Inc.  
5000 Executive Parkway, Suite 125  
San Ramon, CA 94583

**ARTICLE VII**  
**AMENDMENTS**

Amendments to these Articles of Incorporation shall require the affirmative vote or written assent of the Members as follows, unless a higher percentage is required by law:

- A. Fifty-one percent (51%) of all Directors; and
- B. 1. When a one class voting structure is in effect:
  - (i) Fifty-one percent (51%) of the total voting power of all Members; and
  - (ii) Fifty-one percent (51%) of the total voting power of all Members other than KB HOME South Bay Inc., a California corporation ("Declarant"); or
- 2. When a two class voting structure is in effect, fifty-one percent (51%) of the total voting power of each class of Members.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of California, the undersigned has executed these Articles of Incorporation this 8th day of October, 2024



Name: CHARLIE HAZELBAUER

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



Name: CHARLIE HAZELBAUER