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-FILED-

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**ARTICLES OF INCORPORATION OF
FELSPAR HOA****ARTICLE 1 NAME**

The name of the corporation is FELSPAR HOA (hereinafter called the "Corporation").

ARTICLE 2 CHANGE OF STATUS

An existing unincorporated association is being incorporated by the filing of these articles.

ARTICLE 3 ORGANIZATION, PURPOSE, AND POWERS 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 does not contemplate pecuniary gain or profit to the members thereof, and the specific primary purposes for which it is formed are:

- (i) to provide for maintenance, protection, preservation, and architectural control of the separate interests and common area, including the attractiveness and value thereof, and the landscaping, structures, and facilities thereon, within that certain real property located in the City and County of San Diego, State of California, described as follows:

LOTS 9 AND 10 IN BLOCK 205 OF PACIFIC BEACH, IN
THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO,
STATE OF CALIFORNIA, ACCORDING TO MAP
THEREOF NO. 697 AND 854, FILED IN THE OFFICE OF
THE COUNTY RECORDER OF SAN DIEGO COUNTY,
JANUARY 8, 1892 AND SEPTEMBER 28, 1898,
RESPECTIVELY.

- (ii) to provide for the management, administration, and operation of the above-described property comprising the Condominium common interest development and the business and affairs of the Corporation,
- (iii) to promote the health, safety, welfare, and interests of all owners of property and residents within the above-described property and any additions thereto as may hereafter be brought within the jurisdiction of the Corporation, and

- (iv) to take such action as in the judgment of the Corporation's Board of Directors shall be necessary or proper or incidental to the foregoing purposes of the Corporation.

ARTICLE 4 STATEMENT REQUIRED BY CIVIL CODE SECTION 4280

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

The business or corporate office of the Corporation is as follows:

2912 Avenida Pimentera
Carlsbad, California 92009

The initial street address and mailing address of the Corporation is as follows:

2912 Avenida Pimentera
Carlsbad, California 92009

The physical location of the common interest development is:

Felspar Street between Lamont Street and Morrell Street, San Diego, California,
92109

The Corporation does not have a managing agent as defined in *Civil Code* section 4158(a).

ARTICLE 5 MEMBERSHIP

Every person or entity that is a record owner of a fee or undivided fee interest in any separate interest within the real property described in Article 3 hereof, which is subject by covenants of record to assessment by the Corporation, including contract sellers, shall be a member of the Corporation (hereinafter called "Member"). The foregoing is not intended to include persons or entities that hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to, and may not be separated from, ownership of any separate interest which is subject to assessment by the Corporation.

ARTICLE 6 VOTING RIGHTS

The Corporation shall have one (1) class of voting membership, comprising all Members,

whose voting rights shall be as set forth in the Bylaws of the Corporation.

ARTICLE 7 BOARD OF DIRECTORS; INITIAL AGENT FOR SERVICE

The affairs of this Corporation shall be managed by a Board of Directors. The number of directors, their qualifications, and the manner of their selection shall be as set forth in the Bylaws of the Corporation. The name and address in California of the corporation's initial agent for service of process is:

Bill Eckholm
2912 Avenida Pimentera
Carlsbad, California 92009

ARTICLE 8 LIMIT ON POWERS; TAXATION

This 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 this Corporation. 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 Corporation property, and other than by rebate of excess membership dues, fees, or assessments.


ARTICLE 9 DISSOLUTION

To the extent required pursuant to *Corporations Code* section 8724, so long as there is any lot or parcel for which the Corporation is obligated to provide management, maintenance, preservation, or control, the Corporation 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 Corporation, upon or after termination of the development in accordance with provisions of the recorded declaration governing the property comprising the development, the Corporation's assets remaining after payment, or provision for payment, of all debts and liabilities of the Corporation shall be divided among and distributed to its Members in accordance with their respective rights therein.

ARTICLE 10**AMENDMENTS**

Any amendments to these Articles of Incorporation shall require the approval of the Board of Directors and the approval by the affirmative vote of a majority of the total voting power of the Corporation.

IN WITNESS WHEREOF, for purposes of forming this Corporation under the laws of the State of California, the undersigned has executed these Articles of Incorporation this 23rd day of Nov, 2024.


William Eckholm, Incorporator

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


William Eckholm, Incorporator

VERIFICATION OF OFFICERS

The undersigned, William Eckholm, President and Siegfried Reich, Secretary,

1. hereby certify that:

- a. we are the President and Secretary, respectively, of FELSPAR HOA, an existing unincorporated association;
- b. the incorporation of the association by means of the Articles of Incorporation to which this statement is attached has been approved by the association in accordance with its rules and procedures;

2. Each hereby declares under penalty of perjury pursuant to the laws of the State of California, that the matters set forth above are true of his own knowledge.

EXECUTED at Carlsbad, California, this 23rd day of Nov, 2024.

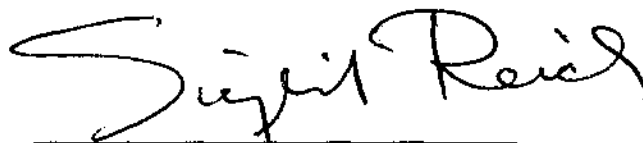

William Eckholm, President

Additional Signature On Following Page

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VERIFICATION OF OFFICERS

EXECUTED at Park City, Utah, this 22 day of November
2024.



Siegfried Reich, Secretary