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**-FILED-**

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**ARTICLES OF INCORPORATION OF  
GLEN ELLYN MANOR ASSOCIATION****ARTICLE I****Name**

The name of this corporation is Glen Ellyn Manor Association.

**ARTICLE II****Address**

The business address (initial street and initial mailing address) of the corporation is 10620 Treena St. Ste 230, San Diego, CA 92131. The physical location of the Association is 930 E. 1st St, Long Beach, CA 90802.

**ARTICLE III****Agent For Service Of Process**

The name of the initial agent of the corporation for service of process is Deborah Kohler, 10620 Treena St. Ste 230, San Diego, CA 92131.

**ARTICLE IV****Purpose**

This corporation is a nonprofit mutual benefit corporation organized under 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.

A further purpose of the corporation is to engage in such acts as required and allowed by the Davis-Stirling Common Interest Development Act (Civil Code Section 4000, et seq.) governing common interest developments.

**ARTICLE V****Additional Statements**

Glen Ellyn Manor Association is an association formed to manage a common interest development under the Davis-Stirling Common Interest Development Act. In addition, this corporation was formed to provide for the maintenance, protection, preservation and architectural control of the residences and common area, including the

attractiveness and value thereof, and the landscaping, structures and facilities thereon within that certain tract of property situated in the City of Long Beach, County of Los Angeles, State of California, described as follows:

The East 12 Feet of Lots 1 and 4 and all of Lots 2 and 3 in Block 58 of Alamitos Beach Townsite per Map recorded in Book 59 Pages 11 of Miscellaneous Records in the Office of the County Recorder of Los Angeles County.

The corporation's purposes also include providing for the management, administration and operation of the above-described property comprising Glen Ellyn Manor Association and the business and affairs of the corporation; promoting the health, safety, welfare and interests of all of the owners of property and residents within Glen Ellyn Manor Association and taking such action as, in the judgment of the Board of Directors, shall be necessary and proper or incidental to the foregoing purposes of the corporation.

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 purposes of this corporation.

#### **ARTICLE VI**

##### **Board Of Directors**

The affairs of this corporation shall be managed by a Board of Directors. The number and term of the Directors shall be as provided in the Bylaws of the corporation currently in effect.

#### **ARTICLE VII**

##### **Incorporation Of Association**

The name of the existing unincorporated association, which is now being incorporated by the filing of these Articles, is Glen Ellyn Manor Association.

#### **ARTICLE VIII**

##### **Membership**

There is one (1) class of membership in this corporation.

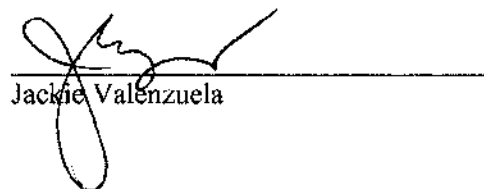
ARTICLE IX

AMENDMENT

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.

The undersigned, who are the incorporators of the Association, have executed these Articles of Incorporation on 12/01, 2024.

  
Dean Mancina

  
Jackie Valenzuela

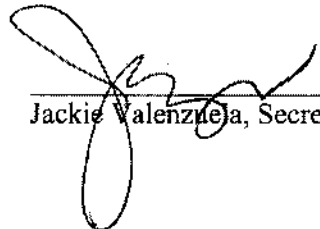
**VERIFIED STATEMENT  
DECLARATION OF INCORPORATION OF EXISTING UNINCORPORATED  
ASSOCIATION (CORP. CODE §7121(C).)**

Dean Mancina and Jackie Valenzuela declare under penalty of perjury under the laws of the State of California that they are the President and Secretary, respectively, of Glen Ellyn Manor Association, 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 the articles to which this verified statement is attached has been approved by the Association in accordance with its rules and procedures.

We further declare under penalty of perjury under the laws of the State of California that the matters set forth in this certificate are true and correct of our own knowledge.

Executed at Long Beach, California on 12/01, 2024.

  
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Dean Mancina, President

  
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Jackie Valenzuela, Secretary