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-FILED-

File No.: 6460287

Date Filed: 11/8/2024

**ARTICLES OF INCORPORATION
OF
HARBOR CLUB COMMERCIAL CONDOMINIUM
OWNERS ASSOCIATION**

I

The name of this corporation is HARBOR CLUB COMMERCIAL CONDOMINIUMS OWNERS ASSOCIATION.

II

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. More specifically, the corporation will own, repair, maintain and manage common areas, enforce the rules and regulations as adopted from time to time by the Board of Directors, and discharge such other lawful duties and responsibilities as may be required pursuant to the corporation's Bylaws and the Declaration of Covenants, Conditions and Restrictions for Harbor Club Commercial Condominiums (the "Declaration") recorded in the Office of the San Diego County Recorder, with respect to the Harbor Club Commercial Condominiums commercial condominium project located in the City and County of San Diego, California (the "Development").

III

The name and address in this state of the corporation's initial agent for service of process are Bruce R. Inman, Esq., 3053 Freeport Blvd. #309, Sacramento, California 95818.

IV

This corporation is an association formed to manage a common interest development under the Commercial and Industrial Common Interest Development Act. The Association's initial street address and initial office address is 250 West Main Street, Suite 101, Woodland, California 95695. The front street and the nearest cross street of the Development are J Street and 3rd Avenue. There is no managing agent for the Association at the time these Articles of Incorporation are being filed.

V

No part of the net earnings of this corporation 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 corporation's 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 aforementioned real estate project in accordance with provisions of the Declaration, the corporation's assets remaining after payment, or provision for payment, of all known debts and liabilities of the corporation shall be divided among and be distributed to the members thereof in accordance with their respective rights therein.

VI

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 corporation.

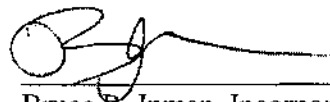
VII

The authorized number, and qualifications for membership in this corporation, the different classes of membership, the property, voting and other rights and privileges of members and their liability for dues and assessments and the methods of collection thereof, shall be as provided for in the Bylaws of this corporation and the Declaration.

VIII

Any amendment of these Articles shall require the vote or consent by written ballot of (i) at least a bare majority of the Board of Directors; and (ii) at least a bare majority of the voting power of each class of members.

Date: November 8, 2024



Bruce R. Inman, Incorporator