ARTICLES OF INCORPORATION
OF
TAHOE MARINA HOMEOWNERS ASSOCIATION

ARTICLE I

The name of this corporation is TAHOE MARINA HOMEOWNERS ASSOCIATION.

ARTICLE 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. This corporation does not contemplate pecuniary gain or profit to the Members thereof. More specifically, the corporation will maintain, repair, replace, 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 "Tahoe Marina Condominiums First Restated Declaration of Covenants, Conditions and Restrictions & Bylaws", recorded in the Office of the El Dorado County Recorder, as it may be amended from time to time ("Declaration"), with respect to the Tahoe Marina Condominiums condominium project in South Lake Tahoe, El Dorado County, California ("Development").

ARTICLE III

The name and address in this state of the corporation's initial agent for service of process are Patrick Ronan, 930 Bal Bijou Road, South Lake Tahoe, CA 96150.

ARTICLE IV

The initial street address of the corporation is as follows:

920 Bal Bijou Road
South Lake Tahoe, CA 96150

The front street of the physical location of the common interest development is Bal Bijou Road and the nearest cross street of the common interest development is Lake Tahoe Boulevard.

ARTICLE V

The initial mailing address of the corporation is as follows:

Tahoe Marina Homeowners Association
P.O. Box 13959
South Lake Tahoe, CA 96150

ARTICLE VI

The name and address of the corporation's managing agent, as defined in California Civil Code Section 4158, are:

Patrick Ronan
930 Bal Bijou Road
South Lake Tahoe, CA 96150

ARTICLE VII

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

ARTICLE VIII

This corporation is intended to qualify as a Homeowners Association under the applicable provisions of the Internal Revenue Code, and of the Revenue and Taxation Code of California. 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.

ARTICLE IX

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.

ARTICLE X

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.

ARTICLE XI

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 the Members.

Date: 12/26/24

Patrick Ronan, Incorporator