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File No.: 6469682

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ARTICLES OF INCORPORATION

OF

ATRIUM 1

OWNERS ASSOCIATION

ARTICLE I

NAME

1.01. The name of this corporation (hereinafter also referred to as the "Association") is "ATRIUM 1 OWNERS ASSOCIATION".

ARTICLE II

AGENT FOR SERVICE OF PROCESS

2.01. The name and address in the State of California of this corporation's agent for service of process are: Brian D. Greenberg, Esq., One America Plaza, 600 West Broadway, Suite 940, San Diego, CA 92101-3362.

ARTICLE III

PURPOSES OF THE ASSOCIATION

3.01. 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.

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3.02. This Association does not contemplate pecuniary gain or profit to the Members thereof, and the specific primary purpose for which it is formed are to provide for the management, administration, maintenance, preservation and architectural control of the Units and Common Area within that certain Condominium Project more particularly described in that certain Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for ATRIUM 1 CONDOMINIUM PROJECT in the City of Temecula, State of California, hereinafter called the "Declaration", and to promote the health, safety and welfare of all the Owners of Condominiums in said Condominium Project according to the provisions of said Declaration.

3.03. Notwithstanding any of the above statements of purposes and powers, this corporation will 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.

3.04. The Association may also exercise the powers granted to a nonprofit mutual benefit corporation enumerated in Section 7140 of the California Corporation Code and the powers granted to a corporation by the Commercial and Industrial Common Interest Development Act (Civil Code Section 6500).

ARTICLE IV

QUALIFICATION AS OWNERS ASSOCIATION

4.01. This Association is intended to qualify as a owners 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 organization will inure to the benefit of any private individual, except as expressly provided in those sections of the Declaration applicable to the acquisition, construction, or provision for management, maintenance, and care of the Association property, and other than by a rebate of excess membership dues, fees, or assessments.

ARTICLE V

STATEMENT REGARDING CORPORATION

5.01. In accordance with Civil Code Section 6626, the corporation is an association formed to manage a common interest development under the under the Commercial and Industrial Common Interest Development Act (Civil Code Section 6500).

5.02. The office is not on site for the Project. The street address of the Project is: 41707 Winchester Road, Temecula, CA, 92590. The zip code for the Project is: 92590. The front street for the Project is: Winchester Road. The nearest cross street for the Project is: Jefferson Avenue. There is no management company for the Project. In accordance with California Corporations Code Sections 7130 (d) and (e), the initial street address of the corporation is: 750 B Street, Suite 2100, San Diego, CA 92101. The initial mailing address of the corporation is the same as the initial street address of the corporation.

5.03. The Association has not hired a managing agent to manage the Association.

ARTICLE VI

AMENDMENTS

6.01. Unless provided by law, these Articles may be amended only by the affirmative vote of a bare majority of the Board of Directors and the Members representing at least fifty-one percent (51%) of the voting power of the Association which will include at least a fifty-one percent (51%) of the votes of Members other than Declarant, or where the two-class voting structure is still in effect as provided in the Condominium Project documents, at least fifty-one percent (51%) of each class of membership. The term "Declarant" shall mean "WINCHESTER BUILDING ASSOCIATES, LLC, a California limited liability company".

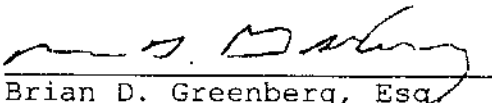
6.02. Notwithstanding the above requirements, the percentages of the voting power of the Association (or of Members other than the Declarant) necessary to amend a specific clause or provision of these Articles will not be less than the prescribed percentage of affirmative votes required for action to be taken under that clause.

ARTICLE VII


APPROVAL BY THE CITY OF TEMECULA

7.01 In accordance with the conditions of approval of the City of Temecula of the ATRIUM 1 Condominium Project, these ARTICLE OF INCORPORATION have been reviewed and approved by the Director of Community Development, the Public Works Director and the City Attorney.

IN WITNESS WHEREOF, for the purposes of forming this corporation under the laws of the State of California, the under-signed has executed these Articles of Incorporation on November 15, 2024.


Brian D. Greenberg, Esq.
Incorporator

I declare that I am the person who executed the within and foregoing Articles of Incorporation, and that this instrument is my act and deed.



Brian D. Greenberg, Esq.
Incorporator

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