

**ARTICLES OF INCORPORATION
OF
BLUE OAK CONDOMINIUM ASSOCIATION**

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-FILED-

File No.: 6425356

Date Filed: 10/11/2024

I

The corporation's name is **BLUE OAK CONDOMINIUM 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/or manage the Common Areas and Common Facilities within the Project and portions of the building thereon, enforce the Declaration of Covenants, Conditions and Restrictions for Blue Oak Condominiums (the "**DECLARATION**") recorded in the Office of the Recorder of Contra Costa County, State of California, regarding the Blue Oak condominium project (the "**PROJECT**"), enforce the corporation's Rules as the Board of Directors may adopt, and discharge such other lawful duties and responsibilities as may be required pursuant to the corporation's Bylaws and Declaration.

III

The name and address in this state of the corporation's initial agent for service of process are Brian Griggs at 935 Moraga Road, Suite 200, Lafayette, CA 94549.

IV

This corporation is an association formed to manage a common interest development under the Davis-Stirling Common Interest Development Act. The corporation's business street address and mailing address is 935 Moraga Road, Suite 200, Lafayette, CA 94549. The front street and the nearest cross street of the Project are Hough Avenue and Lafayette Circle, respectively.

V

The name and address of this corporation's managing agent, as defined in Civil Code §4158(a) are: Windsor Management Corporation, 935 Moraga Road, Suite 200, Lafayette, CA 94549. The managing agent is certified pursuant to California Business and Professions Code § 11502.

VI

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 Section 23701(t). 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 development 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.

VII

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.

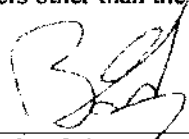
VIII

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.

IX

Any amendment of these Articles of Incorporation shall require the vote or consent by written ballot of (i) at least a bare majority of the Board of Directors; (ii) so long as the corporation has Class A and Class B memberships, upon the vote or written assent of at least a bare majority of each class; or (iii) after conversion of the Class B memberships to Class A memberships, upon the vote or written assent of total voting power of the corporation, including fifty one percent (51%) of the voting power of members other than the declarant.

DATED: August 19, 2024.



Brian Griggs, Incorporator