

**AMENDED AND RESTATED ARTICLES OF INCORPORATION
OF
BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION**

I.

The name of this corporation is Broadmoor Huntington Harbour Community Association.

II.

A. 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.

B. This corporation is an association formed to manage a common interest development under the Davis-Stirling Common Interest Development Act (California Civil Code sections 4000 et seq.).

III.

The corporate office and business address of this corporation is located at 9060 Irvine Center Drive, Suite 200, Irvine, CA 92618. The mailing address of the corporation is the same as the business address.

IV.

The name and address in the State of California of this corporation's agent for service of process is:

Karen Kannen
Powerstone Property Management, Inc.
9060 Irvine Center Dr.
Irvine, CA 92618

V.

The corporation shall have and exercise any and all powers, rights, and privileges which a corporation organized under the Nonprofit Mutual Benefit Corporation Law may now or hereafter have or exercise, including but not limited to the following:

- (1) To promote the common good and general welfare of all the residents within the common interest development.

- (2) To exercise all of the powers and privileges and to perform all of the duties and obligations of the corporation arising from that certain Declaration of Covenants, Conditions and Restrictions recorded or to be recorded with the County Recorder and applicable to the common interest development described therein, as such Declaration may be amended from time to time.

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.

VI.

The classes of membership and the voting and other rights and privileges of its members shall be as set forth in the Bylaws of the corporation. Amendment of these Articles of Incorporation shall require the assent of: (i) a majority of the Board of Directors of this corporation, and (ii) members representing a majority of the voting power of the corporation.

[OFFICER'S CERTIFICATE ON NEXT PAGE]

CERTIFICATE OF AMENDMENT

I, the undersigned, do hereby certify that:

1. I am the duly appointed and acting Secretary of Broadmoor Huntington Harbour Community Association (the "**Association**"), a California nonprofit mutual benefit corporation.
2. The Articles of Incorporation of Broadmoor Huntington Harbour Community Association (the "**Original Articles**") shall hereby be amended and restated in its entirety to read as set forth in full in the foregoing Amended and Restated Articles of Incorporation of Broadmoor Huntington Harbour Community Association (the "**Restated Articles**").
3. The foregoing Restated Articles were approved by the Board of Directors of the Association in accordance with applicable statutory requirements.
4. The foregoing Restated Articles were approved by members of the Association representing at least two-thirds (2/3) of the voting power of the membership of the Association in accordance with Article XIII of the Original Articles.
5. Capitalized terms used in these Articles that are not defined herein shall have the meanings given to them in the "Declaration" defined in Section 1.1 of the Bylaws of the Association.

IN WITNESS WHEREOF, I have hereunto subscribed my hand this 28th day of April, 2025.

By: Ronald W. Lee

Name: Ronald W. Lee

Title: Secretary