

RESTATED ARTICLES OF INCORPORATION

The undersigned, do hereby certify that:

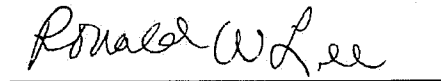
1. They are the duly appointed and acting President and Secretary, respectively, of Broadmoor Huntington Harbour Community Association (the "**Association**"), a California nonprofit mutual benefit corporation, with California Entity Number 852495.
2. The Articles of Incorporation of Broadmoor Huntington Harbour Community Association (the "**Original Articles**") shall hereby be amended and restated to read as follows: See Exhibit A attached hereto and incorporated herein by reference.
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.

We further declare under penalty of perjury under the laws of the State of California that the matters set forth in this certificate are true and correct of our own knowledge.

DATE: July 29, 2025



Benjamin A. Goldberg, President



Ronald W. Lee, Secretary

EXHIBIT A

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 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.

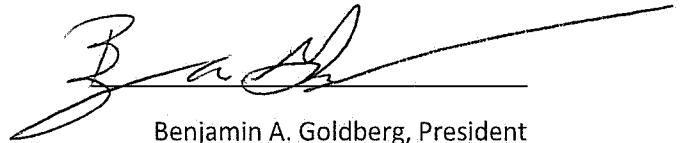
IV.

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.

V.

The corporation elects to be governed by all of the provisions of the Nonprofit Corporation Law of 1980 not otherwise applicable to it under Part 5.

IN WITNESS WHEREOF, we, the undersigned officers of the corporation, have executed these Restated Articles of Incorporation on this 29th day of July, 2025.

A handwritten signature in cursive script, appearing to read "Benjamin A. Goldberg", written over a horizontal line.

Benjamin A. Goldberg, President

A handwritten signature in cursive script, appearing to read "Ronald W. Lee", written over a horizontal line.

Ronald W. Lee, Secretary