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-FILED-

File No.: 6457761

Date Filed: 11/7/2024

**ARTICLES OF INCORPORATION
OF
DIAMOND CREEK COMMERCIAL PROPERTY OWNERS ASSOCIATION**

I

The name of this corporation is Diamond Creek Commercial Property Owners 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 is an association, as defined in Civil Code section 6528, which has been formed to manage a common interest development under the Commercial and Industrial Common Interest Development Act (Civil Code section 6500 et seq.), to repair, maintain, administer, preserve and manage all areas inside the Diamond Creek Commercial Center, provide for architectural control of the Commercial Center, enforce the rules and regulations as adopted from time to time by the corporation's Board of Directors, and discharge such other lawful duties and responsibilities as may be required pursuant to the corporation's Bylaws and the Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Diamond Creek Commercial Center (the "**DECLARATION**") recorded in the Office of the Recorder of Placer County, State of California.

III

The corporation's managing agent as of the date when these Articles are being filed is Majdi Kanaan, 140 Diamond Creek Place, Suite 195, Roseville, CA 95747.

IV

The business office and initial street address for the corporation is located at 140 Diamond Creek Place, Suite 195, Roseville, CA 95747. The front street and the nearest cross street of the physical location of the Commercial Center are Parkside Way and Diamond Creek Boulevard, respectively.

V

The name and street address in the State of California for this corporation's initial agent for service of process are: Majdi Kanaan, 140 Diamond Creek Place, Suite 195, Roseville, CA 95747.

VI

The corporation is intended to qualify as an owners' association under the applicable provisions of the Internal Revenue Code and 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 common interest 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 purposes of this corporation.

VIII

Any amendment of these Articles of Incorporation hereunder shall require the vote or consent by written ballot of at least a majority of the Board of Directors of the corporation, and by the affirmative vote of Members representing a majority of the total voting power of the corporation.

DATED: October 22, 2024.



Majdi Kanaan, Incorporator