



6519394



STATE OF CALIFORNIA
Office of the Secretary of State
ARTICLES OF INCORPORATION
CA NONPROFIT CORPORATION
MUTUAL BENEFIT - COMMON INTEREST
DEVELOPMENT

California Secretary of State
 1500 11th Street
 Sacramento, California 95814
 (916) 657-5448

For Office Use Only

-FILED-

File No.: 6519394

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| | |
|---|---|
| Corporation Name Corporation Name | CAMILLE CREEK HOMEOWNERS ASSOCIATION |
| Initial Street Address of Principal Office of Corporation Principal Address | 1030 SEMINARY ST STE B NAPA, CA 94559 |
| Initial Mailing Address of Corporation Mailing Address | 1030 SEMINARY ST STE B NAPA, CA 94559 |
| Attention | DAMIAN BENNETT |
| Business or Corporate Office of the Association Business or Corporate Office Address of the Association | 1030 SEMINARY ST STE B NAPA, CA 94559 |
| Front Street for the physical location of the Common Interest Development: | POLLEY DRIVE |
| Nearest Cross Street for the physical location of the Common Interest Development: | SHURTLEFF AVENUE |
| Managing Agent Information Managing Agent Name | FIRST & MAIN PROPERTY MANAGEMENT INC |
| Address | 1030 SEMINARY ST STE B NAPA, CA 94559 |
| Agent for Service of Process Agent Name | DAMIAN BENNETT |
| Agent Address | 1030 SEMINARY ST STE B NAPA, CA 94559 |
| Purpose Statement | <p>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.</p> <p>This corporation is an association formed to manage a Common Interest Development under the Davis-Stirling Common Interest Development Act (California Civil Code section 4000 et seq.).</p> |
| Additional Statements | <p>The specific purpose of this corporation is to provide for the management, administration, operation, maintenance, preservation, improvement, architectural and aesthetic control of the residential condominium project situated in the City of Napa, County of Napa, California.</p> <p>Notwithstanding any of the above statements of purpose 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.</p> |
| Additional information and signatures set forth on attached pages, if any, are incorporated herein by reference and made part of these Articles of Incorporation. | |

Electronic Signature

I declare that I am the person who executed this instrument, which execution is my act and deed.

Steven E. Rodick

01/03/2025

Signature

Date

NONPROFIT STATUS; DISSOLUTION: The Association is intended to qualify as an owners' association under the applicable provisions of the Internal Revenue Code and of the California Revenue and Taxation Code. No part of the net earnings of this organization 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 Common Area and other than by a rebate of excess membership dues, fees or assessments. So long as there are any Separate Interests (defined in Civil Code §4185) for which the Association is obligated to provide management, maintenance, preservation or control, the Association shall not transfer all or substantially all of its assets or file a Certificate of Dissolution without the approval of one hundred percent (100%) of the members. On the dissolution or winding up of the Association, upon or after termination of the Project, in accordance with the provisions of the Declaration, the assets of the Association remaining after payment, or provision for payment, of all debts and liabilities of the Association, shall be divided among and distributed to the members in accordance with their respective rights therein.

MEMBERSHIP: Every Person who is an Owner of a Lot in the Project shall be a member of the Association. The foregoing is not intended to include Persons who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of a Lot. In the event that there are two or more Owners of a single Lot, each such Owner shall be a *"member"* of the Association, however, in the context of terminologies such as *"approval by a unanimous vote of the members,"* *"distribution of assets equally to the members"* and similar terms, such "vote" or "equal distribution" shall be attributable to the single Lot owned by such members and not on the number of members.

CLASSES OF MEMBERS: The authorized number and qualifications of Members of the Association, the different classes of members, if any, the property, voting and other rights and privileges of Members, and their liability for Assessments and the method of collection thereof, shall be as set forth in the Declaration and Bylaws.

AMENDMENTS: To the fullest extent permitted provided under California law, these Articles may be amended only by the affirmative vote (in person or proxy) or written consent of a majority of the Board of Directors of this Association and the affirmative vote, in person or by proxy, or written consent of members representing a majority of the voting power of the Association membership. However, the percentage of voting power necessary to amend a specific clause or provision shall not be less than the prescribed percentage of affirmative votes required for action to be taken under that clause.