



6513847



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-

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Corporation Name Corporation Name	600 Hartz Owners Association
Initial Street Address of Principal Office of Corporation Principal Address	3160 CROW CANYON ROAD SUITE 270 SAN RAMON, CA 94583
Initial Mailing Address of Corporation Mailing Address	3160 CROW CANYON ROAD SUITE 270 SAN RAMON, CA 94583
Attention	
Business or Corporate Office of the Association Business or Corporate Office Address of the Association	3160 CROW CANYON ROAD SUITE 270 SAN RAMON, CA 94583
Front Street for the physical location of the Common Interest Development:	Hartz Avenue
Nearest Cross Street for the physical location of the Common Interest Development:	School Street
Managing Agent Information Managing Agent Name	Sharon Collins, Inc. DBA Collins Management Company
Address	500 ALFRED NOBEL DRIVE SUITE 250 HERCULES, CA 94547
Agent for Service of Process Agent Name	Dave Dacus
Agent Address	3160 CROW CANYON ROAD SUITE 270 SAN RAMON, CA 94583
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 promote the health and welfare of residents and to provide for the maintenance of improvements within the Common Interest Development.</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.

Dave Dacus

12/31/2024

Signature

Date

Attachment for 600 Hartz Owners Association

This corporation does not contemplate pecuniary gain or profit to its Members. It is intended to qualify as a homeowners association under the applicable provisions of Section 528 of the United States Internal Revenue Code (“**IRC**”) and of Section 23701t of the Revenue and Taxation Code of the State of California (“**R&TC**”), as each may be amended from time to time. No part of the net earnings of this corporation shall inure to the benefit of any private individual except as expressly provided in IRC Section 528 and R&TC Section 23701t with respect to the acquisition, construction or provision for management, maintenance and care of the Project, other than by a rebate of excess assessments.

The corporation is to provide for management, administration, maintenance, preservation and architectural control of the Units and Common Area within the real property (“**Project**”) situated in the Town of Danville, County of Contra Costa, State of California, commonly known as 600 Hartz according to that certain Declaration of Covenants, Conditions and Restrictions of 600 Hartz recorded or to be recorded with respect to the Project in the Official Records of the County of Contra Costa, State of California.

The rights of Members, number of Members, manner of election of the Directors and all other matters concerning the operation and governance of the corporation shall be as set forth in the Bylaws.

Amendments to these Articles of Incorporation shall require the affirmative vote or written assent of the Directors and Members as follows:

- A. Fifty-one percent (51%) of all Directors; and
- B. 1. When a one class voting structure is in effect:
 - (i) Fifty-one percent (51%) of the total voting power of all Members; and
 - (ii) Fifty-one percent (51%) of the total voting power of all Members other than Declarant;or
- 2. When a two class voting structure is in effect, fifty-one percent (51%) of the total voting power of each class of Members.