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**-FILED-**

File No.: 6439137

Date Filed: 10/24/2024

**ARTICLES OF INCORPORATION  
OF  
PARKWAY COMMUNITY ASSOCIATION**

**I**

The name of this corporation is PARKWAY COMMUNITY 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 will repair, maintain and manage the common maintenance area, enforce the rules and regulations as adopted from time to time by the Board, and discharge such other lawful duties and responsibilities as may be required pursuant to the Declaration of Covenants, Conditions and Restrictions for Parkway (the "Declaration") recorded in the Office of the Solano County Recorder, with respect to the Parkway development in the City of Vacaville, County of Solano, California.

**III**

The name and address in this state of the corporation's initial agent for service of process are Bruce R. Inman, Esq., 3053 Freeport Blvd. #309, Sacramento, California 95818. The initial street address of the corporation and initial corporate office is 319 Teegarden, Yuba City, CA 95991.

**IV**

This corporation is intended to qualify as a Homeowners Association under the applicable provisions of the Internal Revenue Code, and of 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 real estate project 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.

**V**

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 purpose of this corporation.

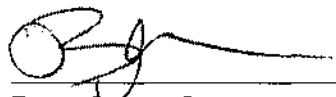
## VI

The authorized number, and qualifications for membership in this corporation, the different classes of membership, the property, voting and other rights and privileges of members and their liability for dues and assessments and the methods of collection thereof, shall be as provided for in the Bylaws of this corporation.

## VII

So long as there are two classes of membership, any amendment of these Articles shall require the vote or consent by written ballot of: (i) at least a bare majority of the Board of Directors; and (ii) at least a bare majority of the voting power of each class of members. After the conversion to a single class of memberships, any amendment of these Articles shall require the vote or consent by written ballot of: (i) at least a bare majority of the Board of Directors; (ii) at least a bare majority of the voting power of the members; and (iii) at least a bare majority of the voting power of members other than declarant, as defined in the Declaration.

Date: October 24, 2024

  
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Bruce Inman, Incorporator