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**-FILED-**

File No.: 6506188

Date Filed: 12/19/2024

**ARTICLES OF INCORPORATION  
OF  
THE SHIRES OF SHELDON OWNERS ASSOCIATION**

**I**

The Corporation's name is The Shires of Sheldon Owners Association, and is referred to in these Articles of Incorporation as the "**CORPORATION**".

**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 common areas, enforce the rules and regulations as adopted from time to time by the Board of Directors, and discharge such other lawful duties and responsibilities as may be required pursuant to the Corporation's Bylaws and the Declaration of Covenants, Conditions and Restrictions for The Shires of Sheldon (the "**DECLARATION**") recorded in the Office of the Recorder of Sacramento County, State of California, with respect to The Shires of Sheldon subdivision (the "**SUBDIVISION**").

**III**

The name and address in this state of the Corporation's initial agent for service of process is Barinder Saini at 9135 Shire Oaks Ln., Elk Grove, CA 95624-6090.

**IV**

This Corporation is formed to manage a subdivision that is not a common interest development subject to the Davis-Stirling Common Interest Development Act. The Corporation's business street address and mailing address are 9135 Shire Oaks Ln., Elk Grove, CA 95624-6090. The front street and the nearest cross street of the Subdivision are Bond Road and Bader Road, respectively.

**V**

There is no managing agent for the Corporation at the time these Articles are being filed.

**VI**

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 Section 23701(t). 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.

## 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 purpose of this Corporation.

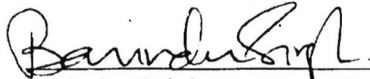
## VIII

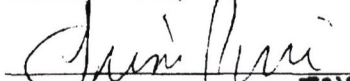
The authorized number, and qualifications for membership in this Corporation, the different classes of membership, the property, voting and other rights and privileges of members and their liability for dues and assessments and the methods of collection thereof, shall be as provided for in the Bylaws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

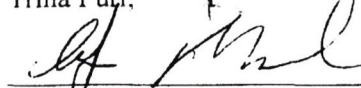
## IX

Subject to Corporations Code §§ 7812 & 7813, any amendment of these Articles of Incorporation shall require the vote or consent by written ballot of: (i) at least a bare majority of the Board of Directors; or (ii) upon the vote or written assent of a majority of the total voting power of the members of the Corporation.

DATED: October 16, 2024

  
Barinder Saini, INCORPORATOR

  
Trina Puri, INCORPORATOR

  
Irfan Mehmood, INCORPORATOR