

For Office Use Only

-FILED-

File No.: 6462738

Date Filed: 11/12/2024

**ARTICLES OF INCORPORATION
OF
GREENHORN CREEK DESIGN REVIEW COM**

I

The corporation's name is **GREENHORN CREEK DESIGN REVIEW COMMITTEE**.

II

This corporation is a California nonprofit mutual benefit corporation organized under the Nonprofit Mutual Benefit Corporation Law. The corporation's purpose 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 serve as the Design Review Committee for residential development and administer, control, manage and enforce design review and approval covenants, conditions, restrictions, guidelines and rules pursuant to a Declaration of Covenants, Conditions and Restrictions for Greenhorn Creek recorded in the Official Records of Calaveras County, California, as Document No. 007658, as amended by that First Amendment to Declaration of Covenants, Conditions and Restrictions for Greenhorn Creek recorded in the Official Records of Calaveras County, California, as Document No. 007761, and including the Declaration of Annexation of Greenhorn Creek Subdivision Unit 2 (Phase 2) recorded in the Official Records of Calaveras County, California, as Document No 1996-6998, the Declaration of Annexation of Greenhorn Creek Subdivision (Phase 3) recorded in the Official Records of Calaveras County, California, as Document No. 1997-5933 (collectively "**DECLARATION**"); and to discharge such other lawful duties and responsibilities as may be required pursuant to the corporation's Declaration and Bylaws.

III

The name and address in this state of the corporation's initial agent for service of process are John Pierotti at 400 Albasio Court, Angels Camp, California 95222.

IV

This corporation is not an association formed to manage a common interest development under the Davis-Stirling Common Interest Development Act. The real property described in the Declaration is a standard subdivision and not a planned development. The corporation's business street address and mailing address are 400 Albasio Court, Angels Camp, California 95222. The front street and the nearest cross street of the community are Greenhorn Creek Road and McCauley Ranch Road, respectively.

V

There is no managing agent for the corporation at the time these Articles of Incorporation are being filed.

VI

This corporation is intended to qualify as a non-profit 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 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 shall require the vote or written assent of fifty one percent (51%) of the total voting power of the corporation.

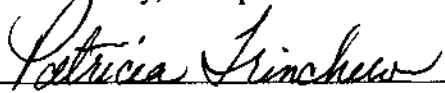
DATED: OCTOBER 28, 2024.



John Pierotti, Incorporator



Lowell Haky, Incorporator



Patricia Trinchero, Incorporator