

-FILED-

File No.: 6418106

Date Filed: 9/30/2024

ARTICLES OF INCORPORATION
OF
CORDILLERAS HEIGHTS HOMEOWNERS' ASSOCIATION

ARTICLE 1

NAME

The name of the corporation is Cordilleras Heights Homeowners' Association (hereinafter called the "Corporation").

ARTICLE 2

ORGANIZATION, PURPOSE AND POWERS OF THE CORPORATION

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. This Corporation does not contemplate pecuniary gain or profit to the Members thereof; it was formed to provide for maintenance, protection, preservation, and architectural control of the Lots and Common Area, including the attractiveness and value thereof, and the landscaping, structures, and facilities thereon, within that certain tract of property located in the City of Redwood City, County of San Mateo, State of California. Additionally, the Corporation was formed to provide for the management, administration, and operation of the herein described property comprising the Cordilleras Heights planned development ("Development") and the business and affairs of the Corporation, and to promote the health, safety, welfare and interests of all owners of property and residents within the above-described property, and to take such action as in the judgment of the Board of Directors shall be necessary or proper or incidental to the foregoing purposes of the Corporation.

This Corporation shall not, except to an insubstantial degree, engage in any activities or exercise any powers which are not in furtherance of the primary purposes of this Corporation.

ARTICLE 3

STATEMENT REQUIRED BY CIVIL CODE SECTION 4280

The Corporation is an association formed to manage a common interest development under the *Davis-Stirling Common Interest Development Act*.

ARTICLE 4

MANAGING AGENT

The Corporation is self-managed and has no managing agent, as defined in *Civil Code* section 4158.

ARTICLE 5

AGENT FOR SERVICE OF PROCESS

The name and address in the State of California of the Corporation's initial agent for service of process is: Hanh T. Pham, Esq., Hughes Gill Cochrane Tinetti, P.C., 1350 Treat Boulevard, Suite 550, Walnut Creek, CA 94597.

ARTICLE 6

CORPORATE ADDRESS

The address of the corporate office of the Corporation is 1350 Treat Boulevard, Suite 550, Walnut Creek, CA 94597, or such other place as the Board may designate. The physical location of the Corporation is Cordilleras Road, Bennett Road and Upland Road, Redwood City, California 94026.

ARTICLE 7

DISSOLUTION

This Corporation 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 Corporation property, and other than by rebate of excess membership dues, fees, or assessments. So long as there is any lot or parcel for which the Corporation is obligated to provide management, maintenance, preservation, or control, the Corporation 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. In the event of the dissolution, liquidation, or winding-up of the Corporation, upon or after termination of the Development, in accordance with provisions of the Declaration, the Corporation's assets remaining after payment, or provision for payment, of all debts and liabilities of the Corporation shall be divided among and distributed to its Members in accordance with their respective rights therein.

**ARTICLE 8
AMENDMENTS**

Any amendments to these Articles of Incorporation shall require the approval of the Board of Directors and the approval by the affirmative vote of Members representing at least a majority of the Members voting on such amendment provided the number of Members voting hereon shall be sufficient to constitute a quorum.

**ARTICLE 9
INCORPORATION**

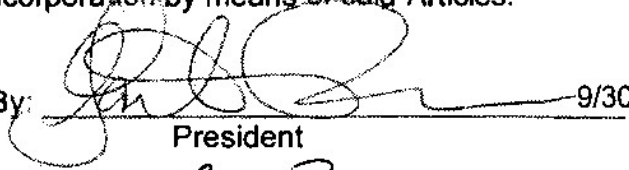
The name of the existing unincorporated association, now being incorporated by the filing of these articles is Cordilleras Heights Homeowners' Association.

Hanh T. Pham 9/30/2024
Hanh T. Pham, Incorporator

B3007-7214 09/30/2024 5:00 PM Received by California Secretary of State

DECLARATION

The undersigned declare under penalty of perjury under the laws of the State of California that they are the President and Secretary, respectively, of the unincorporated association referred to in the Articles of Incorporation to which this declaration is attached, and that said association has duly authorized its incorporation by means of said Articles.

By:  9/30/2024
President

Print Name: Gail Reimer

By:  9/30/2024
Candace Kraemer, Secretary