

Articles of Incorporation (Required Civil Code Sec. 4525)
Artisan HOA

Order: KX23SRPWJ
Address: 5 Artisan Way
Order Date: 07-23-2025
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ARTICLES OF INCORPORATION
OF
ARTISAN HOMEOWNERS ASSOCIATION

I

The name of this corporation is Artisan Homeowners Association (hereinafter referred to as the "**Association**").

II

A. 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.

B. This corporation does not contemplate pecuniary gain or profit to the members thereof. This corporation is an association formed to manage a common interest development, under the Davis-Stirling Common Interest Development Act, and the specific primary purposes for which it is formed are to provide for management, administration, maintenance, preservation and architectural control of the condominiums and common areas within that certain real property situated in the City of Menlo Park, County of San Mateo, California, commonly known as "Artisan." Subject to the provisions of the recorded or to be recorded Declaration of Covenants, Conditions and Restrictions of Artisan applicable to the development (hereinafter referred to as the "**Declaration**"), the general purposes and powers of the Association are:

(1) to promote the health, safety and welfare of the residents within the development;

(2) to exercise all of the powers and privileges and to perform all of the duties and obligations of the Association arising from the Declaration;

(3) to fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration and to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes and governmental charges levied or imposed against the property of the Association;

(4) to acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association;

(5) to borrow money, and to mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(6) to have and to exercise any and all powers, rights and privileges which a corporation organized under the Nonprofit Mutual Benefit Corporation Law of the State of California by law may now or hereafter have or exercise; and

(7) to act in the capacity of principal, agent, joint venturer, or partner, or otherwise.

The foregoing statement of purposes shall be construed as a statement both of purposes and of powers, and purposes and powers in each clause shall in no way be limited or restricted by reference to or inference from the terms or provisions of any other clause, but shall be broadly construed as independent purposes and powers. Notwithstanding any of the above statements of purposes and powers, the Association shall not, except to an insubstantial degree, engage in any activities or exercise any powers that are not in furtherance of the primary purposes of the Association.

III

The initial business and mailing address of the Association is: 5050 Hopyard Road, Suite 180, Pleasanton, California 94588. The common interest development for which the Association is formed is located near the intersection of El Camino Real and College Avenue, Menlo Park, California 94025-0000.

IV

This Association 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 organization 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 Association 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 Association, upon or after termination of the project, in accordance with provisions of the Declaration, its assets remaining after payment, or provision for payment, of all debts and liabilities of the Association, shall be divided among and distributed to the members in accordance with their respective rights therein.

V

These Articles may be amended only by the affirmative vote or written consent of a majority of the Board of Directors of this Association and the affirmative vote, in person or by proxy, or written consent of members representing a majority of the voting power of the Association members, which shall include a majority of the votes of members other than the Declarant under the Declaration, or where the Class B membership is still in effect, as provided in the Declaration and the Association's Bylaws, a majority of voting power of Class A membership and of Class B membership. The vote on a proposed amendment to these Articles shall be held by secret written ballot in accordance with the procedures set forth in California Civil Code Section 1363.03 and the rules adopted by the Board of Directors of this Association pursuant thereto.

VI

The authorized number and qualifications of members of the Association, the different classes of members, if any, the property, voting, and other rights and privileges of members, and their liability for assessments and the method of collection thereof, shall be as set forth in the Bylaws.

VII

The name of the Association's initial agent for service of process is: Dean Mills, 5050 Hopyard Road, Suite 180, Pleasanton, California 94588.

VIII

As of the date these Articles of Incorporation are filed, the Association has no managing agent as defined in California Civil Code Section 1363.1.

IN WITNESS WHEREOF, for the purposes of forming this corporation under the laws of the State of California, the undersigned has executed these Articles of Incorporation this 1st day of May, 2013.


DEAN MILLS



I hereby certify that the foregoing
manuscript of _____ (page(s))
is a full, true and correct copy of the
original record in the custody of the
California Secretary of State's office.

MAY 16 2013

Handwritten initials, possibly 'JG', in the bottom right corner of the certification area.

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Handwritten signature of Debra Bowen.
DEBRA BOWEN, Secretary of State