

Articles of Incorporation (Required Civil Code Sec. 4525)
Park Land of Monterey, Inc.

Order: ZDHN287DF
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**RESTATED
ARTICLES OF INCORPORATION
OF
PARK LAND OF MONTEREY, INC.**

JAMES MITCHELL AND JAY JONEKAIT certify that:

1. They are the president and the secretary, respectively, of PARK LAND OF MONTEREY, INC. a California nonprofit mutual benefit corporation.
2. The articles of incorporation of this corporation are amended and restated to read as follows:

**ARTICLE I
NAME**

The name of the corporation (hereinafter called the "Association") is PARK LAND OF MONTEREY, INC. The corporation is formed to manage a common interest development under the Davis-Stirling Common Interest Development Act.

**ARTICLE II
MANAGING AGENT**

The name of the Association's managing agent is: Terra Vista Property Management and the agent's address is P.O. Box 1067, Monterey, CA. 93942.

**ARTICLE III
PURPOSES OF THE ASSOCIATION AND 1980 ELECTION**

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 for which a corporation may be organized under the Nonprofit Mutual Benefit Corporation Law of the State of California.

This Corporation elects to be governed by all of the provisions of the Non-Profit Corporations Law of 1980 not otherwise applicable to it under Part 5 thereof.

This Corporation does not contemplate pecuniary gain or profit to the Members thereof, and the specific primary purposes for which it is formed are to provide for management, administration, maintenance, preservation and architectural control of the residential Lots and Common Area within a certain tract of property situated in the County of Monterey, California, fronting on Del Monte Avenue, nearest cross street Park Avenue, City of Monterey, Zip Code 93940-0847, and to promote the health, safety and welfare of all the residents within the property and any additions thereto as may hereafter be brought within the jurisdiction of this Association for this purpose, all according to that certain Declaration of Covenants, Conditions and Restrictions, hereinafter called the "Declaration" recorded or to be recorded with respect to said property in the Office of the Recorder of Monterey County.

Notwithstanding any of the above statements of purposes and powers, this Association 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 Association.

ARTICLE IV DISSOLUTION

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 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. So long as there is any Lot, or Parcel for which the Association is obligated to provide management, maintenance, preservation or control, the Association 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 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.

ARTICLE V AMENDMENTS

These Articles may be amended only by the affirmative vote of a majority of the Board, and by the affirmative vote (in person or by proxy) or written ballot of Members representing a majority of the total voting power of the Association.

1. The foregoing amendment and restatement of articles of incorporation has been duly approved by the board of directors.
2. The foregoing amendment and restatement of articles of incorporation has been duly approved by the required vote of members.

We further declare under penalty of perjury under the laws of the State of California that the matters set forth in this certificate are true and correct of our own knowledge.

Date:

JAMES MITCHELL, President

JAY JONEKAIT, Secretary