



State of California

Kevin Shelley
Secretary of State

STATEMENT BY COMMON INTEREST DEVELOPMENT ASSOCIATION

Filing Fee \$15.00. If amendment, see instructions.

IMPORTANT — READ INSTRUCTIONS BEFORE COMPLETING THIS FORM

1. NAME OF ASSOCIATION

Kingswood Village Property Owners Association

This Space For Filing Use Only

2. The above named association is formed to manage a common interest development under the Davis-Stirling Common Interest Development Act. (This statement is required by Civil Code section 1363.6(a)(1) and must not be altered.)

3. THIS ASSOCIATION IS: ☒ INCORPORATED ☐ UNINCORPORATED

STREET ADDRESS OF ASSOCIATION'S ONSITE OFFICE OR, IF NONE, THE ADDRESS OF THE ASSOCIATION'S RESPONSIBLE OFFICER OR MANAGING AGENT (Please do not abbreviate the name of the city. Item 4 cannot be a P.O. Box.)

4. STREET ADDRESS **CITY** **STATE** **ZIP CODE**
1001 Commonwealth Drive Kings Beach CA 94613

NAME, ADDRESS AND EITHER THE DAYTIME TELEPHONE NUMBER OR E-MAIL ADDRESS OF THE PRESIDENT OF THE ASSOCIATION (The address and telephone number must be different from the address and telephone number of the association's onsite office or managing agent. Please do not abbreviate the name of the city.)

5. NAME **PHONE NUMBER OR E-MAIL ADDRESS**
Ruth Whitehouse 707-448-0723

ADDRESS **CITY** **STATE** **ZIP CODE**
7679 Glow Lane Vacaville CA 95688

NAME, COMPLETE STREET ADDRESS, AND DAYTIME TELEPHONE NUMBER OF THE ASSOCIATION'S MANAGING AGENT, IF ANY (The address and telephone number must be different from the address and telephone number of the president of the association. Please do not abbreviate the name of the city. Item 6 cannot be a P.O. Box.)

6. NAME **PHONE NUMBER**
AB Service 925-938-4383

STREET ADDRESS **CITY** **STATE** **ZIP CODE**
1136 Saranap Ave., Suite L Walnut Creek CA 94595

PHYSICAL LOCATION OF THE DEVELOPMENT

7A. COUNTY OR COUNTIES
Placer County

7B. CITY (If in an unincorporated area, enter the city closest in proximity.)
Kings Beach

8A. FRONT STREET **8B. NEAREST CROSS STREET** **8C. NINE-DIGIT ZIP CODE**
Commonwealth Drive Highway 267 98143

TYPE OF COMMON INTEREST DEVELOPMENT MANAGED BY THE ASSOCIATION (At least one of the types listed must be checked. Refer to Civil Code section 1351 for definitions.)

9. CHECK THE APPLICABLE BOX:

- ☐ A COMMUNITY APARTMENT PROJECT
☐ A CONDOMINIUM PROJECT
☒ A PLANNED DEVELOPMENT
☐ A STOCK COOPERATIVE

SEPARATE INTERESTS (Please note, "Zero" or "none" is not acceptable.)

10. THE NUMBER OF SEPARATE INTERESTS IN THE DEVELOPMENT
238

11. THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT.

Greenfield A. Randall

TYPE OR PRINT NAME OF PERSON COMPLETING THE FORM

SIGNATURE

Secretary

TITLE

12/05/2004

DATE



State of California

Kevin Shelley
Secretary of State

STATEMENT OF INFORMATION (Domestic Nonprofit Corporation)

N

Filing Fee \$20.00. If amendment, see instructions.

IMPORTANT — READ INSTRUCTIONS BEFORE COMPLETING THIS FORM

1. **CORPORATE NAME** (Please do not alter if name is preprinted.)

Kingswood Village Property Owners Association

This Space For Filing Use Only

DUE DATE:

COMPLETE PRINCIPAL OFFICE ADDRESS (Do not abbreviate the name of the city. Item 2 cannot be a P.O. Box.)

2. STREET ADDRESS OF PRINCIPAL OFFICE IN CALIFORNIA, IF ANY.

CITY

STATE

ZIP CODE

1001 Commonwealth Drive

Kings Beach

CA

94613

NAMES AND COMPLETE ADDRESSES OF THE FOLLOWING OFFICERS (The corporation must have these three officers. A comparable title for the specific officer may be added; however, the preprinted titles on this form must not be altered.)

3. CHIEF EXECUTIVE OFFICER/

ADDRESS

CITY AND STATE

ZIP CODE

Ruth Whitehouse

7679 Glow Lane

Vacaville, CA

95688

4. SECRETARY/

ADDRESS

CITY AND STATE

ZIP CODE

Greenfield A. Randall

1595 Truman Avenue

Los Altos, CA

94024

5. CHIEF FINANCIAL OFFICER/

ADDRESS

CITY AND STATE

ZIP CODE

Wayne Lambert

943 Meander Drive

Walnut Creek, CA

94598

AGENT FOR SERVICE OF PROCESS (If the agent is an individual, the agent must reside in California and Item 7 must be completed with a California address. If the agent is another corporation, the agent must have on file with the California Secretary of State a certificate pursuant to Corporations Code section 1505 and Item 7 must be left blank.)

6. NAME OF AGENT FOR SERVICE OF PROCESS

Ruth Whitehouse

7. ADDRESS OF AGENT FOR SERVICE OF PROCESS IN CALIFORNIA, IF AN INDIVIDUAL

CITY

STATE

ZIP CODE

7679 Glow Lane

Vacaville

CA

95688

DAVIS-STIRLING COMMON INTEREST DEVELOPMENT ACT (California Civil Code section 1350, et seq.)

8. ☒ Check here if the corporation is an association formed to manage a common interest development under the Davis-Stirling Common Interest Development Act and proceed to Items 9, 10 and 11.

NOTE: Corporations formed to manage a common interest development must also file a Statement by Common Interest Development Association (Form SI-CID) as required by California Civil Code section 1363.6. Please see instructions on the reverse side of this form.

9. ADDRESS OF BUSINESS OR CORPORATE OFFICE OF THE ASSOCIATION, IF ANY

CITY

STATE

ZIP CODE

1136 Saranap Avenue, Suite L

Walnut Creek

CA

94595

10. FRONT STREET AND NEAREST CROSS STREET FOR THE PHYSICAL LOCATION OF THE COMMON INTEREST DEVELOPMENT

9-DIGIT ZIP CODE

(Complete if the business or corporate office is not on the site of the common interest development.)

1001 Commonwealth Drive, Kings Beach, CA / Highway 267 (X-Street)

11. NAME AND ADDRESS OF ASSOCIATION'S MANAGING AGENT, IF ANY

CITY

STATE

ZIP CODE

AB Service, 1136 Saranap Avenue, Suite L

Walnut Creek

CA

94595

12. THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT.

Greenfield A. Randall

TYPE OR PRINT NAME OF PERSON COMPLETING THE FORM

SIGNATURE

Secretary

TITLE

12/05/2004

DATE

A372312



State
of
California

OFFICE OF THE SECRETARY OF STATE

CORPORATION DIVISION

I, *MARCH FONG EU*, Secretary of State of the State of California, hereby certify:

That the annexed transcript has been compared with the corporate record on file in this office, of which it purports to be a copy, and that same is full, true and correct.

IN WITNESS WHEREOF, I execute
this certificate and affix the Great
Seal of the State of California this

JUN 30 1989



March Fong Eu

Secretary of State

JUN 20 1989

MARCH FONG EU, Secretary of State

CERTIFICATE OF AMENDMENT
OF
ARTICLES OF INCORPORATION
OFKINGSWOOD VILLAGE PROPERTY OWNERS ASSOCIATION
a California corporation

KARL DOBRINISH and LLOYD D. McBETH certify that:

1. They are the President and Secretary, respectively, of KINGSWOOD VILLAGE PROPERTY OWNERS ASSOCIATION, a California corporation.

2. Article III is amended in its entirety as follows:

"Property over which this Association has jurisdiction" and "property subject to the jurisdiction of this Association," as the foregoing terms are used in these Articles, are and refer to that certain real property, or any part of parts or portion of portions thereof, or interest or estate therein, in the County of Placer, State of California, more particularly hereafter in this Article III described, which is or may hereafter be, but only as and when, made subject to a recorded Declaration of Covenants, Conditions and Restrictions. The real property referred to in this Article III is described as follows:

Lots 1 through 64 and Lot 68, all as shown on that certain Subdivision Map entitled Kingswood Village, Phase 1, filed in the Office of the Recorder of the County of Placer, State of California, on September 17, 1969, in Book I of Maps at Page 67 and following; Declaration No. 16354 was filed in Volume 1261 at Page 329.

Lots 69 through 121 and Lot A, all as shown on that certain Subdivision Map entitled Kingswood Village, Unit No. 2A, filed in the Office of the Recorder of the County of Placer, State of California, on April 28, 1971, in Book J of Maps at Page 23 and following; Declaration No. 8138 was filed in Volume 1348 at Page 164.

Lots 122 through 175 and Lot A, all as shown on that certain Subdivision Map entitled

Kingswood Village, Unit No. 2B, filed in the Office of the Recorder of the County of Placer, State of California, on April 19, 1972, in Book J of Maps at Page 50 and following; Declaration No. 9679 was filed in Volume 1413 at Page 562.

Lots 176 through 258 and Lots 259, 260, 261 "A" and "B" (the Common Area), all as shown on that certain Subdivision Map entitled Kingswood Village, Unit No. 3, filed in the Office of the Recorder of the County of Placer, State of California, on August 2, 1973, in Book J of Maps at Page 88 and following; Declaration No. 20643 was filed in Volume 1510 at Page 78.

Article IV is amended in its entirety as follows:

PURPOSE AND POWERS OF THE ASSOCIATION

This Association is organized pursuant to the General Nonprofit Corporation Law. This Association shall have no capital stock and is not formed for profit. It is an Association which does not contemplate the distribution of accumulations, gains, profits, or dividends to the members thereof, and is an Association no part of the accumulations, gains or profits of which shall be paid or inure to the benefit of any private person, member or individual. No part of the activities of this Association shall consist of the carrying on of propaganda or otherwise to influence legislation. The specific purposes for which the Association is formed are to provide for maintenance, preservation and architectural control of the property over which this Association has jurisdiction of this Association for this purpose to:

(a) exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Declaration of Covenants, Conditions and Restrictions, hereinafter called the "Declaration," applicable to the property and recorded or to be recorded in the Office of the Recorder, County of Placer, California, and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length;

(b) fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; 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 or governmental charges levied or imposed against the property of the Association;

(c) 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;

(d) borrow money and, with the assent of fifty-five percent (55%) of the members mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(e) dedicate, sell or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument has been signed by fifty-five percent (55%) of the members, agreeing to such dedication, sale or transfer;

(f) participate in mergers and consolidations with other nonprofit corporations organized for the same purposes or annex additional residential property and Common Area, provided that any such merger, consolidation or annexation shall have the assent of fifty-five percent (55%) of the members in good standing;

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

Article VI is amended in its entirety as follows:

VOTING RIGHTS

The Association shall have one class of voting membership. Members shall be entitled to one vote for each lot owned. When more than one person holds an interest in any lot, all such persons shall be members. The vote for such lot shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any lot.

Article VII is amended to read in its entirety as follows:

BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of nine (9) Directors, who shall be members of the Association. The number of Directors may be changed by amendment of the Bylaws of the Association. At each annual meeting, the members shall elect three Directors for a term of three years.

Articles IX, X and XI are removed.

Article VIII is amended and reads in its entirety as follows:

AMENDMENTS

Amendment of these Articles shall require the vote or written consent of fifty-five percent (55%) of the members.

3. The foregoing amendment of Articles of Incorporation has been duly approved by the Board of Directors.

4. The foregoing amendment of Articles of Incorporation has been duly approved by the required vote of members, such required vote being at least 75% of the entire membership.

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:

6-15-89

Karl Dobrinich
KARL DOBRINICH, President

Date:

6-16-89

Lloyd D. McBeth
LLOYD D. McBETH, Secretary

OF

KINGSWOOD VILLAGE PROPERTY OWNERS ASSOCIATION

ARTICLE I

The name of the corporation (hereinafter referred to as the "Association") is KINGSWOOD VILLAGE PROPERTY OWNERS ASSOCIATION.

ARTICLE II

The principal office of the Association is located in the County of Placer, State of California.

ARTICLE III

"Property over which this Association has jurisdiction" and "property subject to the jurisdiction of this Association," as the foregoing terms are used in these Articles, are and refer to that certain real property, or any part of parts or portion of portions thereof, or interest or estate therein, in the County of Placer, State of California, more particularly hereafter in this Article III described, which is or may hereafter be, but only as and when, made subject to a recorded Declaration of Covenants, Conditions and Restrictions. The real property referred to in this Article III is described as follows:

Lots 1 through 64 and Lot 68, all as shown on that certain Subdivision Map entitled Kingswood Village, Phase I, filed in the office of the Recorder of the County of Placer, State of California, on September 17, 1969, in Book I of Maps at Page 67 and following; Declaration No. 16354 was filed in Volume 1261 at Page 329.

Lots 69 through 121 and Lot A, all as shown on that certain Subdivision Map entitled Kingswood Village, Unit No. 2A, filed in the Office of the Recorder of the County of Placer, State of California, on April 28, 1971, in Book J of Maps at Page 23 and following; Declaration No. 8138 was filed in Volume 1348 at Page 164.

Lots 122 through 175 and Lot A, all as shown on that certain Subdivision Map entitled Kingswood Village, Unit No. 2B, filed in the Office of the Recorder of the County of Placer, State of California,

on April 19, 1972, in Book J of Maps at Page 50 and following; Declaration No. 9679 was filed in Volume 1413 at Page 562.

Lots 176 through 258 and Lots 259, 260, 261 "A" and "B" (the Common Area), all as shown on that certain subdivision Map entitled Kingswood Village, Unit No. 3, filed in the Office of the Recorder of the County of Placer, State of California, on August 2, 1973, in Book J of Maps at Page 88 and following; Declaration No. 20643 was filed in Volume 1510 at Page 78.

ARTICLE IV

PURPOSE AND POWERS OF THE ASSOCIATION

This Association is organized pursuant to the Non-Profit Mutual Benefit Corporation Law. This Association shall have not capital stock and is not formed for profit. It is an Association which does not contemplate the distribution of accumulations, gains, profits, or dividends to the members thereof, and is an Association no part of the accumulations, gains or profits of which shall be paid or inure to the benefit of any private person, member or individual. No part of the activities of this Association shall consist of the carrying on of propaganda or otherwise to influence legislation. The specific purposes for which the Association is formed are to provide for maintenance, preservation and architectural control of the property over which this Association has jurisdiction of this Association for this purpose to:

(a) exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Declaration of Covenants, Conditions and Restrictions, hereinafter called the "Declaration," applicable to the property and recorded or to be recorded in the Office of the Recorder, County of Placer, California, and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length;

(b) fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; 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 or governmental charges levied or imposed against the property of the Association;

(c) 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;

(d) borrow money, and with the assent of fifty-five percent (55%) of the members mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(e) dedicate, sell or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument has been signed by fifty-five percent (55%) of the members, agreeing to such dedication, sale or transfer;

(f) participate in mergers and consolidations with other nonprofit corporations organized for the same purposes or annex additional residential property and Common Area, provided that any such merger, consolidation or annexation shall have the assent of fifty-five percent (55%) of the members in good standing;

(g) have and to exercise any and all powers, rights and privileges which a corporation organized under the Non-Profit Corporation Law of the State of California by law may now or hereafter have or exercise.

ARTICLE V

MEMBERSHIP

Every person or entity who is a record owner of a fee or undivided fee interest in any Lot which is subject by covenants of record to assessment by the Association, including contract sellers, shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment by the Association.

ARTICLE VI

VOTING RIGHTS

The Association shall have one class of voting membership. Members shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any Lot.

ARTICLE VII

BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of nine (9) Directors, who shall be members of the Association. The number of directors may be changed by amendment of the Bylaws of the Association.

At each annual meeting the members shall elect three directors for a term of three years.

ARTICLE VIII

DURATION

The corporation shall exist perpetually.

ARTICLE IX

AMENDMENTS

Amendment of these Articles shall require the vote or written consent of fifty-five percent (55%) of the members.