



6359038



**STATE OF CALIFORNIA**  
*Office of the Secretary of State*  
**ARTICLES OF INCORPORATION**  
**CA NONPROFIT CORPORATION**  
**PUBLIC BENEFIT**

California Secretary of State  
1500 11th Street  
Sacramento, California 95814  
(916) 657-5448

For Office Use Only

**-FILED-**

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|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Corporation Name                                                                                                                                                  | Marin Valley Cooperative, Inc.                                                                                                                                                                                                                                                                                                                                                                                                              |
| Initial Street Address of Principal Office of Corporation<br>Principal Address                                                                                    | 100 MARIN VALLEY DRIVE<br>NOVATO, CA 94949                                                                                                                                                                                                                                                                                                                                                                                                  |
| Initial Mailing Address of Corporation<br>Mailing Address                                                                                                         | 100 MARIN VALLEY DRIVE<br>NOVATO, CA 94949                                                                                                                                                                                                                                                                                                                                                                                                  |
| Attention                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Agent for Service of Process<br>Agent Name                                                                                                                        | John Hansen                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Agent Address                                                                                                                                                     | 21 SCENIC DRIVE<br>NOVATO, CA 94949                                                                                                                                                                                                                                                                                                                                                                                                         |
| Purpose Statement                                                                                                                                                 | This corporation is a Nonprofit Public Benefit Corporation and is not organized for the private gain of any person. It is organized under the Nonprofit Public Benefit Corporation Law for: Public and Charitable purposes                                                                                                                                                                                                                  |
| Additional Statements                                                                                                                                             | The specific purpose of this corporation is to to operate a manufactured home community as a limited equity housing cooperative pursuant to California Civil Code Section 817<br>Notwithstanding any of the above statements of purpose 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 purpose of this corporation. |
| Additional information and signatures set forth on attached pages, if any, are incorporated herein by reference and made part of these Articles of Incorporation. |                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Electronic Signature                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <input checked="" type="checkbox"/> I declare that I am the person who executed this instrument, which execution is my act and deed.                              |                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <u>Erin C. Lapeyrolerie</u><br>Signature                                                                                                                          | <u>08/23/2024</u><br>Date                                                                                                                                                                                                                                                                                                                                                                                                                   |

## ADDITIONAL PURPOSE STATEMENTS FOR MARIN VALLEY COOPERATIVE, INC.

The specific purpose of Marin Valley Cooperative, Inc. (the "Corporation") is to be a limited-equity housing cooperative pursuant to California Civil Code 817.

The specific charitable and public purposes for which the Corporation is organized are to (i) maintain the affordability of the manufactured housing park for senior low and moderate income households; (ii) maintain the community's supply of spaces for manufactured housing for low and moderate income households; (iii) acquire, produce, build, operate, furnish, exchange, or distribute manufactured housing in a manufactured housing park; (iv) acquire and convert a rental manufactured housing park to a resident owned manufactured housing park or limited equity housing cooperative (v) combat blight and deterioration in the community; (v) promote social welfare and lessen the burdens of government by assisting local government, their authorities, boards or commissions through the undertaking of housing activities targeted to low and moderate income households, including management activities; and (vii) do any and all lawful activities which may be necessary, useful or desirable for the furtherance, accomplishment, fostering, or attainment of the foregoing, either directly or indirectly, and either alone or in conjunction or cooperation with others, whether such others be persons or organizations of any kind or nature, such as corporations, firms, associations, trusts, institutions, foundations, or governmental bureaus, departments, or agencies.

Notwithstanding any of the above statements of purpose 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 purpose of this corporation.

## DAVIS STIRLING ACT.

The Corporation is an association formed to manage a common interest development under the Davis-Stirling Common Interest Development Act, California Civil Code Sections 4000 et seq (referred to as the "Davis-Stirling Act"). Upon acquiring real property and initiating management of a common interest development, this Corporation shall adhere to the Davis-Stirling Act.

## TERM.

The term of existence of the Corporation shall be perpetual.

## DISTRIBUTION UPON DISSOLUTION.

Upon dissolution or winding up of this corporation, its assets remaining after payment or provision for payment of all debts and liabilities of this Corporation shall be distributed to another non-profit fund, foundation or corporation which is organized and operated exclusively for charitable, educational and/or religious purposes and which is established as tax-exempt under the current Internal Revenue Service Regulations.

#### LIMITATION OF CORPORATION ACTIVITY.

No substantial part of the activities of this corporation shall consist of carrying on propaganda, or otherwise attempting to influence legislation, and this corporation shall not participate or intervene in any political campaign (including the publishing or distribution of statements) on behalf of any candidate for public office.

#### DIRECTORS.

The number of directors, the composition of the board of directors, the manner in which directors shall be chosen and removed from office, their qualifications, powers, duties, term of office, the manner of filling vacancies on the board of directors, and the manner of calling and holding meetings of directors shall be as stated in the bylaws.

#### MEMBERSHIP.

The number of memberships issued shall not exceed the total number of manufactured housing lots in the manufactured housing community owned by the Corporation. Each member must be a resident of the Corporation and each resident household is limited to one membership interest.

#### TRANSFER VALUE.

The transfer value of a membership interest shall be equal to the membership fee paid.

#### NON-DISCRIMINATION.

Membership in the Corporation shall be limited to households which are residents of the manufactured housing park owned by the Corporation. Membership shall be available without discrimination because of that person's sexual orientation, age, sex, race, creed, color, marital status, familial status, physical or mental disability, or national origin. Pursuant to California Civil Code Section 51.2, housing developed for and dedicated to senior citizens is not considered discrimination because of age or familial status.