



6104500



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

California Secretary of State
1500 11th Street
Sacramento, California 95814
(916) 653-3516

For Office Use Only

-FILED-

File No.: 6104500

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Corporation Name	CRM Mutual Water Company
Initial Street Address of Principal Office of Corporation Principal Address	72700 FRANK SINATRA DRIVE RANCHO MIRAGE, CA 92270
Initial Mailing Address of Corporation Mailing Address	621 CAPITOL MALL DOWNEY BRAND LLP SACRAMENTO, CA 95814
Attention	Rebecca Smith
Agent for Service of Process Agent Name	Jay Critcher
Agent Address	72700 FRANK SINATRA DRIVE RANCHO MIRAGE, CA 92270
Purpose Statement	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.
Additional Statements	The specific purpose of this corporation is to to provide non-potable water service to the development and lands within its boundaries 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.	
Rebecca R.A. Smith	02/22/2024
Signature	Date

Certificate Verification No.: 184934234 Date: 02/22/2024

CRM Mutual Water Company
Articles of Incorporation - Attachment 1

ARTICLES OF INCORPORATION
CRM MUTUAL WATER COMPANY
ADDITIONAL ARTICLES

I.

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.

The specific purpose of this Corporation is to provide non-potable water service to the development and lands within its boundaries ("Service Area"). In support of that purpose the Corporation operates, manages and controls water systems for delivery of the water within the Service Area, thereby delivering water for irrigation purposes within the meaning and intent of Sections 14300 through 14303 of the California Corporations Code, and provides these benefits solely to owners of land within the boundaries of the Corporation, at actual cost plus necessary expenses. The Service Area comprises a gross of approximately 618 acres and is described on Exhibit A hereto. Only landowners within the Service Area shall be eligible for issuance of membership interests in this Corporation.

II.

The total number of memberships which this corporation is authorized to issue is: three thousand (3,000). All water shall be sold, distributed, supplied or delivered only to owners of membership interests, and the membership interests shall be appurtenant to certain lands when the same are described in the certificate issued therefore; and when the certificate is so issued and a certified copy of the articles or bylaws recorded in the office of the county recorder in the county where the lands are situated the membership interests shall become appurtenant to the lands and shall only be transferred therewith, except after sale or forfeiture for delinquent assessments thereon as provided in Section 14303. No fractional memberships shall be issued.

III.

The liability of the directors of the corporation for monetary damages shall be eliminated to the fullest extent permissible under California law. Any repeal or modification of the foregoing provisions shall not adversely affect any right of indemnification of any agent or limitation of liability of any director of this corporation relating to acts or omissions occurring prior to such repeal or modification.

IV.

The Corporation shall receive at least eighty-five percent (85%) of its income from amounts collected from members for the sole purpose of meeting losses and expenses. Any income collected from members in excess of that needed to meet current losses and expenses may be retained in reasonable amounts for future losses and expenses including, but not limited to, reserves for retirement of capital indebtedness, expansion of services, acquisition of other assets and other necessary purposes. The Corporation shall not distribute any gains, profits, or dividends to its members except upon the dissolution of the Corporation. Upon dissolution, the Corporation shall distribute all the remaining corporate assets in the manner provided in Sections 8715 to 8717 of the California Corporations Code (or any successor statutes), after determining that all the known debts and liabilities of the Corporation have been paid or adequately provided for. The corporate assets remaining after compliance with Sections 8715 and 8716 shall be distributed to the members, both current and former, in proportion to their business with the Corporation. Gains from the sale of an appreciated asset upon dissolution shall be distributed to all members, both current and former, who were members during the time the asset was owned by the Corporation. Each such member shall share in the gains in proportion to the amount of business done by the member during that time, insofar as it is practicable. It is intended that all distributions to members shall be made in accordance with the requirements governing organizations described in Section 501(c)(12) of the Internal Revenue Code of 1986, as amended.

V.

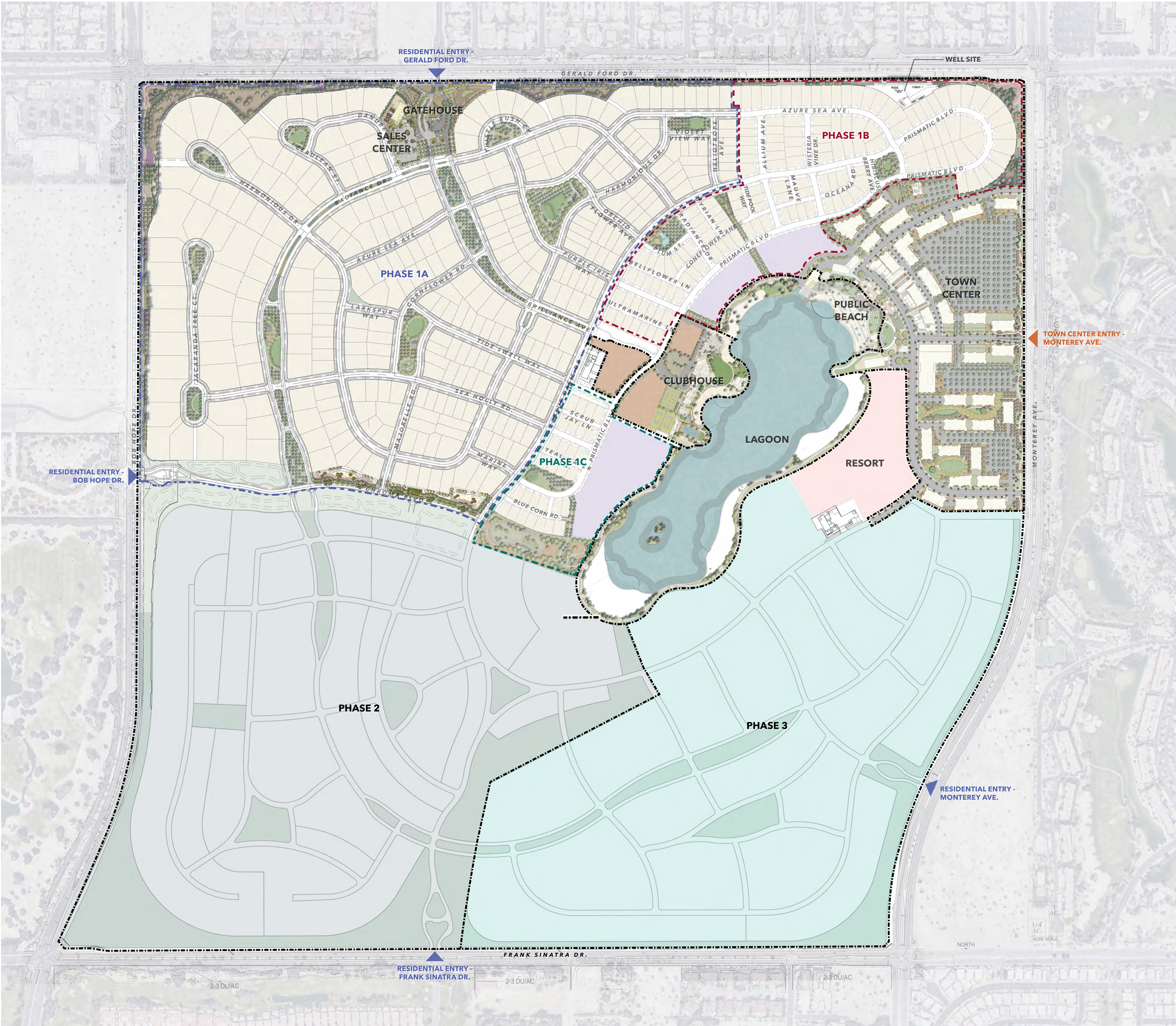
All water shall be sold, distributed, supplied or delivered only to owners of its membership interests and the membership interests shall be appurtenant to certain lands when the same are described in the certificate issued therefor; and when the certificate is so issued and a certified copy of the articles or bylaws recorded in the office of the county recorder in the county where the lands are situated the membership interests shall become appurtenant to the lands and shall only be transferred therewith, except after sale or forfeiture for delinquent assessments thereon as provided in Section 14303.

VI.

The Board of Directors is authorized to levy and collect, from time to time, (i) assessments upon all the membership interests of the Corporation issued and outstanding; (ii) charges for maintenance and operation; (iii) and charges for water deliveries, in the manner set forth in the Bylaws of the Corporation.

VII.

Notwithstanding any of the above statements of purposes 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 purposes of this Corporation.

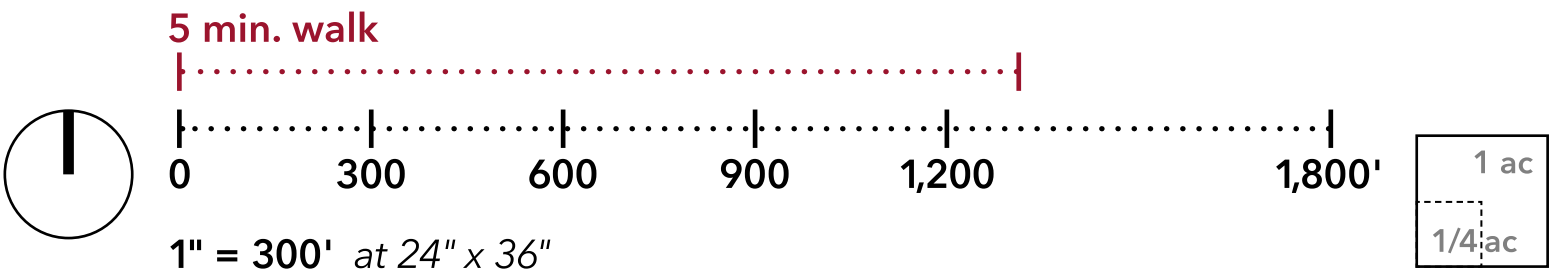


CRM MUTUAL WATER COMPANY SERVICE AREA

COTINO
A STORYLIVING BY **Disney** COMMUNITY

Rancho Mirage, California April 3, 2023

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