Articles of Incorporation (Required Civil Code Sec. 4525)
Etiwanda Townhomes Association

Order: K2LY37QV6
Address: 7115 Etiwanda Ave Unit 2
Order Date: 08-03-2026
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FILED
In the office of the Secretary of State
of the State of California
FEB 26 1980
MARCH FONG EU, Secretary of State
By _____
Deputy

ARTICLES OF INCORPORATION
ETIWANDA TOWNHOMES CONDOMINIUM ASSOCIATION, INC.
A CALIFORNIA NON-PROFIT MUTUAL BENEFIT CORPORATION

I

The name of this corporation is ETIWANDA TOWNHOMES CONDOMINIUM ASSOCIATION, INC., ("Association" hereinafter).

II

This corporation is a non-profit mutual benefit corporation organized under the Non-Profit Mutual Benefit Corporation Law of the State of California. The purpose of this corporation is to engage in any lawful act or activity for which a corporation may be organized under such law.

Subject to the provisions of the recorded or to-be-recorded Declaration of Covenants, Conditions and Restrictions applicable to the project ("Declaration"), the specific purposes for which the corporation is formed are to form a residential real estate management association and to provide for the acquisition, construction, management, maintenance and care of real and personal property held by the Association or commonly held by members of the Association, or located in the project and owned by members of the Association and otherwise to act and be operated as a "homeowners association," as defined in Section 528 of the Internal Revenue Code of 1954, as amended and California Revenue and Taxation Code Section 23701t, as amended.

The foregoing statement of purposes shall be construed as a statement of both purposes and powers, and purposes and powers in each clause shall, in no way be limited or restricted by reference to or inreference from, the terms or provisions of any other clause, but shall be broadly construed as independent purposes and powers.

I hereby certify that the foregoing transcript of 3 page(s) is a full, true and correct copy of the original record in the custody of the California Secretary of State's office.

JAN 11 2013

Date: MK

DEBRA BOWEN, Secretary of State

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However, the Association shall not, except to a nominal necessary degree, engage in any activities or exercise any powers that are not in furtherance of the primary purposes of the Association.

III

The principal office for the transaction of the business of the Association is in Los Angeles County.

IV

No part of the net earnings of the Association shall inure to the benefit of any private individual (except through acquiring, constructing or providing management, maintenance and care of property held by the Association, or commonly held by the members of the Association, or located in the project and owned by members of the Association, or through rebates of excess membership dues, fees or assessments).

V

The authorized number and qualifications of members of the Association, the different classes of members, if any, the voting and other rights and privileges of members, their liability for assessments and the method of collecting them shall be controlled by the By-Laws.

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VI

Amendment of these Articles of Incorporation shall require at least a bare majority of the voting power of the Association and at least a bare majority of the votes of members, other than Declarant of the Declaration.

VII

The name and address in the State of California of this corporation's initial agent for service of process is:

Paul Richards
5411 Tyrone Avenue
Van Nuys, California 91401

January 2, 1980

Paul Richards

I hereby declare that I am the person who executed the foregoing Articles of Incorporation, which execution is my act and deed.

Paul Richards

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