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FILED

In the office of the Secretary of State
of the State of California

JUL 25 1989

ARTICLES OF INCORPORATION

OF

March Fong Eu
MARCH FONG EU, Secretary of State

BEGONIA GARDENS TOWNHOMES HOMEOWNERS ASSOCIATION, INC.

ARTICLE I

NAME

The Name of this corporation shall be BEGONIA GARDENS TOWNHOMES HOMEOWNERS ASSOCIATION, INC.

ARTICLE II

PURPOSE

This corporation is a nonprofit mutual benefit corporation organized pursuant to the Nonprofit 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 the Nonprofit Mutual Benefit Corporation Law.

The corporation is formed for the following specific and primary purposes:

(a) To manage, maintain and preserve the Condominium project known as Begonia Gardens Townhomes, located within that certain real property in the City of Lakewood, County of Los Angeles, described as Tract No. 41866.

(b) To promote the health, safety and welfare of the residents of the project.

(c) To exercise the powers granted to a non-profit mutual benefit corporation enumerated in Corporation Code Section 7140, Code of Civil Procedures Section 374 and the power granted to the Association in the Davis-Stirling Common Interest Development Act (Civil Code Section 1950) et. seq.

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 the corporation.

ARTICLE III**AGENT FOR SERVICE OF PROCESS**

The name and address of the initial agent of this corporation for service of process are as follows :

VERONICA LEDBETTER
2015 East Broadway, #405
Long Beach, California 90803

ARTICLE IV**BY-LAWS**

The different classes of membership in the corporation, if any, together with the respective voting and other rights and privileges of the two (2) classes of membership, shall be as set forth in the By-Laws of this corporation. The provisions for the elections and the term of office of the Board of Directors, and for the adoption, approval, and use by this corporation of membership certificates setting forth thereon the rights and privileges of said members, shall also be as set forth in the By-Laws of this corporation.

ARTICLE V**DISSOLUTION**

Upon dissolution of this corporation, the net assets, remaining after satisfaction of all just debts and obligations of the corporation, shall not inure to the benefit of the members of the corporation, but shall be distributed to any other nonprofit corporation organized for purposes similar to this corporation or to a city, county or other public agency with the intent of carrying out the purposes of this corporation.

ARTICLE VI**AMENDMENT OF ARTICLES**

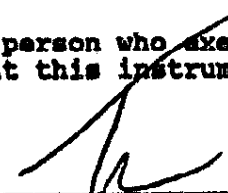
Amendment of these Articles shall require the vote or written consent of (i) a majority of the Members of the Board of Directors; and (ii) a majority of the voting power of the corporation; and (iii) a majority of the voting power of members of this corporation other than the Declarant provided, however, if the two-class voting structure is still in effect as provided in the By-Laws of this corporation these Articles may not be amended without the vote or written assent of a majority of each class of membership.

IN WITNESS WHEREOF, for the purpose of forming this corporation, the undersigned, constituting the incorporator has executed these Articles of Incorporation this 25 day of July, 1988.



TIMOTHY S. MURAKAMI

I declare that I am the person who executed the above Articles of Incorporation, and that this instrument is my act and deed.



TIMOTHY S. MURAKAMI