



6392955

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STATE OF CALIFORNIA
Office of the Secretary of State
ARTICLES OF INCORPORATION
CA NONPROFIT CORPORATION
MUTUAL BENEFIT - COMMON INTEREST
DEVELOPMENT

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

For Office Use Only

-FILED-

File No.: 6392955

Date Filed: 9/19/2024

Corporation Name	
Corporation Name	KM Townhomes
Initial Street Address of Principal Office of Corporation	
Principal Address	25726 DILLON ROAD LAGUNA HILLS, CA 92653
Initial Mailing Address of Corporation	
Mailing Address	25726 DILLON ROAD LAGUNA HILLS, CA 92653
Attention	
Business or Corporate Office of the Association	
Business or Corporate Office Address of the Association	25726 DILLON ROAD LAGUNA HILLS, CA 92653
Front Street for the physical location of the Common Interest Development:	123 East 223rd Street
Nearest Cross Street for the physical location of the Common Interest Development:	Main Street
Agent for Service of Process	
Agent Name	Hooman Moshar
Agent Address	25726 DILLON ROAD LAGUNA HILLS, CA 92653
Purpose Statement	
<p>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.</p> <p>This corporation is an association formed to manage a Common Interest Development under the Davis-Stirling Common Interest Development Act (California Civil Code section 4000 et seq.).</p>	
Additional Statements	
<p>The specific purpose of this corporation is to manage, maintain, and preserve the residential condominium development known as KM Townhomes.</p> <p>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.</p>	
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.	
<i>Sharon Frazier</i>	09/19/2024
Signature	Date

**Attachment to Articles of Incorporation
KM Townhomes**

Additional Information Required by the California Department of Real Estate:

Amendment of Articles

Amendment of these Articles shall require the following vote: If two (2) classes of Membership exist: (i) a majority of Directors of the Board of Directors; and (ii) a majority of each class of Membership. If there is only one (1) class of Membership: (i) a majority of Directors of the Board of Directors; (ii) a majority of the total voting power of the Members of the corporation; and (iii) a majority of the total voting power of the Members of the corporation, other than Declarant, as defined in the Declaration of Covenants, Conditions, Restrictions, and Reservation of Easements of the corporation.