



B20250002954



**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) 657-5448

For Office Use Only

**-FILED-**

File No.: B20250002954

Date Filed: 2/27/2025

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| Corporation Name  | 1250 VALLEJO STREET HOMEOWNERS ASSOCIATION   |
| Initial Street Address of Principal Office of Corporation<br>Principal Address  | 1250 VALLEJO STREET<br>SAN FRANCISCO, CA 94109   |
| Initial Mailing Address of Corporation<br>Mailing Address   | 20 GREAT WOODS LN<br>MALVERN, PA 19355   |
| Attention   |  |
| Agent for Service of Process  | <input checked="" type="checkbox"/> I certify the selected California Registered Corporate Agent (1505) has agreed to serve as the Agent for Service of Process for this entity.   |
| California Registered Corporate Agent (1505)  | PARACORP INCORPORATED<br>Registered Corporate 1505 Agent   |
| Purpose Statement   | This corporation is a Nonprofit <b>Mutual Benefit Corporation</b> 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 The specific purpose of this corporation is to The specific purpose of this corporation is to operate a homeowners association within the meaning of Section 23701t of the California Revenue and Taxation Code and Section 528 of the Internal Revenue Code.<br><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>David A Sirkin</u><br>Signature  | <u>02/27/2025</u><br>Date  |

**ATTACHMENT TO ARTICLES OF INCORPORATION  
1250 VALLEJO STREET HOMEOWNERS ASSOCIATION**

This corporation is formed to manage an apartment building (the "Property") owned by the Association members as tenants in common. More specifically, the corporation repairs, maintains and manages the Property, enforces rules and regulations adopted from time to time by the Board of Directors and discharges such other lawful duties and responsibilities required pursuant to the corporation's Association Bylaws and Tenancy In Common Agreement (the "Agreement") with respect to the Property.

The qualifications for membership in this corporation, the different classes of membership, the property, voting and other rights and privileges of members and their liability for dues and assessments and the methods of collection thereof, shall be as provided for in the Agreement.