



6497538

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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.: 6497538

Date Filed: 12/17/2024

Corporation Name	Welles Apartments HOA, Inc.
Initial Street Address of Principal Office of Corporation Principal Address	325 ELM LONG BEACH, CA 90802
Initial Mailing Address of Corporation Mailing Address	552 WISCONSIN STREET SAN FRANCISCO, CA 94107
Attention	
Agent for Service of Process Agent Name	LANCE WALKER
Agent Address	552 WISCONSIN STREET SAN FRANCISCO, CA 94107
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 The purpose of the corporation is to manage, maintain, and operate the common areas and amenities within the Welles Apartments, ensure compliance with the community's governing documents, and promote the health, safety, and welfare of its members.</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	<p><input checked="" type="checkbox"/> I declare that I am the person who executed this instrument, which execution is my act and deed.</p> <p><u>Lance Walker</u> <u>12/17/2024</u> Signature Date</p>