



6384631



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-

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Corporation Name Corporation Name	872 WALNUT HEIGHTS HOMEOWNERS ASSOCIATION
Initial Street Address of Principal Office of Corporation Principal Address	212 W FOOTHILL BVD. MONROVIA, CA 91016
Initial Mailing Address of Corporation Mailing Address	212 W FOOTHILL BLVD MONROVIA, CA 91016
Attention	TODD BOWDEN
Agent for Service of Process Agent Name	MARK M OBRIEN
Agent Address	50 WEST LEMON AVENUE SUITE 29 MONROVIA, CA 91016
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 be a condominium development management association which shall provide for the acquisition, construction, management, maintenance, and care of property owned by this corporation, commonly owned by members of this corporation, and property within this corporation privately owned by 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>
<u>TODD BOWDEN</u> Signature	<u>09/18/2024</u> Date

ADDITIONAL STATEMENTS – ARTICLES OF INCORPORATION
FOR 872 WALNUT HEIGHTS HOMEOWNERS ASSOCIATION

No part of the net earnings of this corporation shall inure to the benefit of any private member or individual other than by acquiring, constructing, or providing management, maintenance, and care of association property and other than by a rebate of excess membership dues, fees, or assessments.

These articles may be amended by the affirmative vote or written assent of a majority of the Board and by the members representing (1) a majority of the entire voting power of the Association, and (2) a majority of the voting power of the Association residing in members other than the Declarant, BOWDEN DEVELOPMENT, INC., a California corporation, its/their successors and assigns.