



**ARTICLES OF INCORPORATION  
OF  
STUDIO VILLAS HOMEOWNERS ASSOCIATION**

For Office Use Only

**-FILED-**

File No.: 6471484

Date Filed: 11/19/2024

**ARTICLE I  
NAME**

The name of the corporation (hereafter called the "Association") is:

STUDIO VILLAS HOMEOWNERS ASSOCIATION

**ARTICLE II  
BUSINESS ADDRESSES**

The street address for this corporation is 4393 Irvine Avenue, Studio City, CA 91604.

The mailing address for this corporation is 4393 Irvine Avenue, Studio City, CA 91604.

**ARTICLE III  
AGENT FOR SERVICE OF PROCESS**

The name of this corporation's initial agent for service of process in the State of California is Maria Gonzalez 4395 Irvine Ave., Studio City, CA 91604.

**ARTICLE IV  
MANAGING AGENT**

This corporation does not currently have a managing agent. Should one be engaged, the corporation will provide an update to the Secretary of State on the CID Statement.

**ARTICLE V  
NONPROFIT STATUS AND PRINCIPAL PURPOSE**

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. This corporation is an association formed to manage the common interest development under the Davis-Stirling Common Interest Development Act (California Civil Code Section 4000 et seq.).

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**ARTICLE VI**  
**ADDITIONAL PURPOSES AND POWERS**

This Association does not contemplate pecuniary gain or profit to the members thereof, and, the specific primary purposes for which it is formed are to provide for maintenance, preservation and architectural control of that certain condominium project located in the City of Los Angeles, County of Los Angeles, State of California, and described as:

Lot 1 of Tract No. 38659, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 965, Pages 50 and 51 of Maps, in the Office of the County Recorder of said County.

and to promote the health, safety and welfare of the occupants within the above-described property.

In furtherance of said purposes; this Association shall have power to:

(a) Perform all of the duties and obligations, and exercise all of the powers, of the Association as set forth in that certain Declaration of Covenants, Conditions and Restrictions, hereinafter called the "Declaration," applicable to the property and recorded or to be recorded in the Office of the County Recorder of Los Angeles, California, and any amendments thereof;

(b) Perform all the duties and obligations, and exercise all of the powers, of the Association as set forth in the Bylaws and Civil Code Section 4280.

Notwithstanding any of the above statements of purposes and power; 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.

**ARTICLE VII**  
**MEMBERSHIP**

Every person or entity who is a record owner of a condominium unit which is subject by covenants of record to assessment by the Association, including contract sellers, shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any Unit which is subject to assessment by the Association.

**ARTICLE VIII**  
**VOTING RIGHTS**

Members shall be all Owners and shall be entitled to those number of votes set out in the Declaration of Covenants Conditions and Restrictions. When more than one person holds an interest in any Unit, all such persons shall be members. The vote for such Unit shall be exercised as they among themselves determine, but in no event shall Members cast more than the number of votes allocated to any Unit.

**ARTICLE IX**  
**BOARD OF DIRECTORS**

The affairs of this Association shall be managed by a Board of three (3) directors, who shall be an Owner of record for a Unit. Additional qualifications may be included in the Bylaws or Election Rules.

**ARTICLE X**  
**DISSOLUTION**

Upon dissolution of the Association, the assets of the Association shall be distributed to the members and the mortgagees of their respective condominium units, as their interest may appear.

**ARTICLE XI**  
**DURATION**

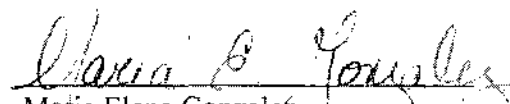
The corporation shall exist perpetually.

**ARTICLE XII**  
**AMENDMENTS**

Amendment of these Articles shall require the assent (by vote or written consent) of fifty-one percent (51%) or more of the voting power of each class of voting memberships, so long as there are two classes of members and by fifty-one percent (51%) or more of the voting power of the Association, including at least fifty-one percent (51%) of the voting power vested in members other than the Declarant named in the Declaration, thereafter.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of California, we, the undersigned, constituting the directors of this Association, have executed these Articles of Incorporation this 17 day of November 2024.

  
Kenneth Frederick Calvert

  
Maria Elena Gonzalez