

1002658

ok
mv
FILED

In the office of the Secretary of State
of the State of California

SEP 12 1980

MARCH FONG EU, Secretary of State

By *Gloria Carroll*
Deputy

ARTICLES OF INCORPORATION
OF

MAXWOOD TOWNHOMES OWNERS ASSOCIATION

ONE: The name of the corporation is:

MAXWOOD TOWNHOMES OWNERS ASSOCIATION

TWO: 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 for which a corporation may be organized under such law.

4
THREE: The specific and primary purpose for which this corporation is formed is to provide for the maintenance, preservation and administration of the condominium project known as MAXWOOD TOWNHOMES as recorded in the office of the County Recorder of Los Angeles County. On dissolution, its assets will be distributed to an organization exempt under California Revenue and Taxation Code Section 23701d.

FOUR: This corporation shall not, except to an insubstantial degree, engage in any activities or exercise any powers that are not in furtherance of the primary purposes of this corporation.


FIVE: The name and address in the State of California of this corporation's initial agent for service of process is: Earle W. Alford, 1137 Monte Verde Drive, Arcadia, California, 91006.

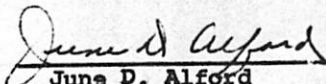
SIX: The authorized number and qualifications of the members of this corporation and the property, voting and other rights and privileges of the members, the liability of the members to dues and assessments and the requirements for amendment of these Articles shall be set forth in the Bylaws of this corporation.

SEVEN: The number of Directors of this corporation shall be three (3). The names and addresses of the persons appointed to act as the first Directors of this corporation are:

Earle W. Alford	Arcadia, California
June D. Alford	Arcadia, California
Joseph E. Parriott	El Monte, California

IN WITNESS WHEREOF, for the purpose of forming this corporation under the Nonprofit Mutual Benefit Corporation Law of the State of California, the undersigned have executed these Articles of Incorporation.


Earle W. Alford


June D. Alford

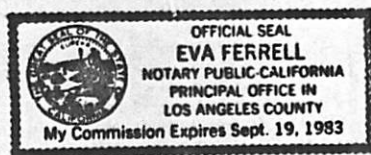

Joseph E. Parriott

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss

On this 11th day of August, 1980,

before me, the undersigned, a Notary Public in and for said
State, residing therein, duly commissioned and sworn,
personally appeared ~~Barie W. Alford, June W. Alford, and~~
Joseph E. Parriott known to me to be the persons whose names
are subscribed to the foregoing Articles of Incorporation
and acknowledged to me that they executed the same.

WITNESS my hand and official seal.



Eva Ferrell
Notary Public

SEP 12 1980



STATE OF CALIFORNIA
FRANCHISE TAX BOARD
SACRAMENTO, CALIFORNIA 95867

September 12, 1980

In reply refer to
344:ST:dw:g

Maxwood Townhomes Owners Association
4042 - 4058 Maxson Road
El Monte, CA 91732

Purpose : Homeowners Association
Form of Organization : Corporation
Accounting Period Ending:
Organization Number :

On the basis of information submitted and provided your present operations continue unchanged or conform to those proposed in your application, you are exempt from state franchise or income tax under Section 23701t, Revenue and Taxation Code. Any change in operation, character or purpose of the organization must be reported immediately to this office so that we may determine the effect on your exempt status. Any change of name or address also must be reported.

You are required to file Form 199 (Exempt Organization Annual Information Return) or Form 199B (Exempt Organization Annual Information Statement) on or before the 15th day of the 5th month (4 1/2 months) after the close of your accounting period. See annual instructions with forms for requirements.

You are not required to file state franchise or income tax returns unless you have income in addition to amounts received from membership fees, dues and assessments from tenant-shareholders or owners of residential units, residences or lots. In the event you have income in excess of \$100.00 from other than the above, you are required to file Form 100 (Income Tax Return) by the 15th day of the 3rd month (2 1/2 months) after the close of your accounting period. Such income is not subject to the \$200.00 minimum franchise tax.

If the organization is incorporating, this approval will expire unless incorporation is completed with the Secretary of State within 60 days.

Robert Lute, Manager
Exempt Organization Section
Telephone (800) 852-5711

cc: Secretary of State
Boller, et al

FTB 4208-ATS (8/78)

TO 447 C
(Individual)

TI

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES } SS.

On August 12, 1980 before me, the undersigned, a Notary Public in and for said
State, personally appeared EARLE W. ALFORD

STAPLE HERE

to be the person whose name is subscribed
to the within instrument and acknowledged that he
executed the same.

WITNESS my hand and official seal.

Signature

Eva Ferrell

EVA FERRELL

Name (Typed or Printed)



(This area for official notarial seal)

TO 447 C
(Individual)

TI

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES } SS.

On August 13, 1980 before me, the undersigned, a Notary Public in and for said
State, personally appeared JUNE D. ALFORD

STAPLE HERE

to be the person whose name is subscribed
to the within instrument and acknowledged that she
executed the same.

WITNESS my hand and official seal.

Signature

Eva Ferrell

EVA FERRELL

Name (Typed or Printed)



(This area for official notarial seal)