



**State of California**  
**Secretary of State**

I, DEBRA BOWEN, Secretary of State of the State of California, hereby certify:

2

That the attached transcript of \_\_\_\_\_ page(s) has been compared with the record on file in this office, of which it purports to be a copy, and that it is full, true and correct.



IN WITNESS WHEREOF, I execute this certificate and affix the Great Seal of the State of California this day of

APR 29 2009

Handwritten signature of Debra Bowen in cursive script.

DEBRA BOWEN  
Secretary of State

ARTICLES  
OF  
INCORPORATION

X  
X  
X  
X  
X  
X  
X  
X  
X

**ENDORSED - FILED**  
in the office of the Secretary of State  
of the State of California

APR 28 2009

This Space For Secretary of State Use Only

**ARTICLES OF INCORPORATION OF  
BAKMAN COURT**

**ARTICLE I: NAME**

The name of this corporation shall be **Bakman Court**.

**ARTICLE II: 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 a common interest development under the Davis - Stirling Common Interest Development act.

This corporation is formed for the following specific and primary purposes:

- (a) To manage, maintain and preserve the residential condominium project known as **Bakman Court**, located within that certain real property in the City of Los Angeles, County of Los Angeles, described as Lot 1 of Tract No. 65802, and any additional property annexed into the Project in the future.
- (b) To promote the health, safety and welfare of the residents of the project.
- (c) To exercise the powers granted to a non-profit mutual benefit corporation enumerated in Corporation Code Section 7140.
- (d) To operate a homeowners association within the meaning of Section 23701t of the California Revenue and Taxation Code.

**ARTICLE III: AGENT FOR SERVICE OF PROCESS**

The name and address in the State of California of the initial agent of this corporation for service of process are as follows:

**Yuval Stelmach  
17340 Magnolia Blvd.  
Encino, CA 91316-2541**

**ARTICLE IV: BUSINESS OR CORPORATE OFFICE**

The business or corporate office of the association is 17340 Magnolia Blvd., Encino, CA 91316-2541. This office is not on site. The Project is located at 5016-5022 Bakman Avenue, near the cross street of Magnolia Blvd., North Hollywood, California 91601. A nine-digit zip code has not yet been assigned to this Project.

**ARTICLE V: MANAGING AGENT**

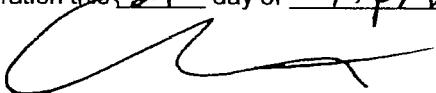
The Association has no managing agent.

**ARTICLE VI: AMENDMENT OF ARTICLES**

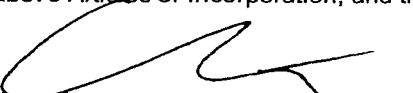
Amendment of these Articles shall require the following vote: If two (2) classes of Membership exist: (i) a majority of Directors of the Board of Directors; and (ii) a majority of each class of Membership. If there is only one (1) class of Membership: (i) a majority of Directors of the Board of Directors; (ii) a majority of the total voting power of the corporation; and (iii) a majority of the total voting power of the corporation, other than Declarant, as defined in the Declaration of Covenants, Conditions, Restrictions, and Reservation of Easements of the corporation.

Notwithstanding any of the above statements of purposes 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 purposes of the corporation.

**IN WITNESS WHEREOF**, for the purpose of forming this corporation, the undersigned, constituting the incorporator, has executed these Articles of Incorporation this 21<sup>st</sup> day of April, 2009.

  
\_\_\_\_\_  
**YUVAL STELMACH**

I declare that I am the person who executed the above Articles of Incorporation, and that this instrument is my act and deed.

  
\_\_\_\_\_  
**YUVAL STELMACH**



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**BYLAWS**  
**OF**  
**BAKMAN COURT**  
**A California Nonprofit Mutual Benefit Corporation**

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## TABLE OF CONTENTS

| <u>ARTICLE</u> | <u>DESCRIPTION</u>                                |
|----------------|---|
| <b>I</b>       | <b>NAME OF THE ASSOCIATION</b>                    |
| <b>II</b>      | <b>INTRODUCTION</b>                               |
| 2.01           | Incorporation of Definitions                      |
| <b>III</b>     | <b>MEETINGS OF MEMBERS</b>                        |
| 3.01           | Special and Regular Annual Meetings of Members    |
| 3.02           | Notice of Meetings                                |
| 3.03           | Conduct of Meetings                               |
| 3.04           | Action Without a Meeting                          |
| 3.05           | Quorum  |
| <b>IV</b>      | <b>ELECTIONS</b>                                  |
| 4.01           | Record Date                                       |
| 4.02           | Membership and Voting Rights                      |
| 4.03           | Candidates and Campaigning for Board of Directors |
| 4.04           | Voting and Election of Directors                  |
| 4.05           | Voting Affecting Exclusive Use Common Areas       |
| 4.06           | Ballots   |
| 4.07           | Inspectors of Election                            |
| <b>V</b>       | <b>BOARD OF DIRECTORS</b>                         |
| 5.01           | Provisional Board                                 |
| 5.02           | Number, Election, and Term of Office              |
| 5.03           | Vacancies   |
| 5.04           | Removal of Directors                              |
| 5.05           | Regular Meetings                                  |
| 5.06           | Special Meetings and Notices                      |
| 5.07           | Place Of Meetings                                 |
| 5.08           | Waiver of Notice                                  |
| 5.09           | Adjournment                                       |
| 5.10           | Quorum  |
| 5.11           | Action Without Meeting                            |
| 5.12           | Conduct of Meeting                                |
| 5.13           | Executive Sessions                                |
| 5.14           | Committees  |

**ARTICLE      DESCRIPTION**

**VI                      OFFICERS**

- 6.01 Enumeration of Officers
- 6.02 Election of Officers
- 6.03 Removal and Resignation
- 6.04 Vacancies
- 6.05 President
- 6.06 Vice President
- 6.07 Treasurer
- 6.08 Secretary
- 6.09 Manager or Management Company

**VII                     DUTIES AND POWERS OF THE ASSOCIATION**

- 7.01 Board Powers and Limitations
- 7.02 Contracts
- 7.03 Adoption/Amendment of New Rules
- 7.04 Required Notices and Disclosures
- 7.05 Penalties for Noncompliance
- 7.06 Notice of Delinquent Assessments
- 7.07 Payments and Payment Plans

**VIII                    ASSOCIATION'S BOOKS AND RECORDS; RIGHTS TO INSPECTION**

- 8.01 Books and Records of the Association

**IX                      INDEMNIFICATION AND LIABILITY**

- 9.01 Liability of the Board and Officers
- 9.02 Indemnification of Agents

**X                       MISCELLANEOUS**

- 10.01 Checks, Drafts, Etc.
- 10.02 Conflicts
- 10.03 Notices

**XI                      AMENDMENTS**

- 11.01 Amendments

**SECRETARY'S SIGNATURE**