Entity Name: The Village Green Owners Association

File Number: C0702781
Formation Date: 08/09/1973
Type: Domestic Nonprofit Corporation
Jurisdiction: California
Status: Active (Good Standing)

I, Debra Bowen, Secretary of State of the State of California, hereby certify:

The records of this office indicate the entity is authorized to exercise all of its powers, rights and privileges in the State of California.

No information is available from this office regarding the financial condition, business activities or practices of the entity.

IN WITNESS WHEREOF, I execute this certificate and affix the Great Seal of the State of California this day of June 24, 2013.

Debra Bowen
Secretary of State
State of California  
Secretary of State  

CERTIFICATE OF FILING  

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

That on the 9th day of August 1973, THE VILLAGE GREEN OWNERS ASSOCIATION became incorporated under the laws of this State by filing its Articles of Incorporation in this office.  

IN WITNESS WHEREOF, I execute this certificate and affix the Great Seal of the State of California this day of June 24, 2013.  

DEBRA BOWEN  
Secretary of State  

NP-25 (REV 1/2007)
ARTICLES OF INCORPORATION

OF

THE VILLAGE GREEN OWNERS ASSOCIATION

FIRST:

The name of the corporation is

THE VILLAGE GREEN OWNERS ASSOCIATION

SECOND:

The purposes for which this corporation is formed are as follows:

(a) The specific and primary purpose is to act as a management body for a condominium project located on that certain real property in the County of Los Angeles, State of California, generally known as: THE VILLAGE GREEN OWNERS ASSOCIATION and more particularly described in a declaration of covenants, conditions and restrictions recorded or to be recorded with respect to said Project (hereinafter referred to as the "Declaration"), together with any other condominium projects which may become subject to said Declaration pursuant to the provisions thereof.

(b) The corporation shall also have the following general purposes and powers:

1. To promote the health, safety and welfare of the residents within the above described property, and within any other property becoming subject to the Declaration;

2. To exercise all of the powers and privileges and to perform all of the duties and obligations of this corporation arising from any declaration of covenants, conditions and restrictions applicable to the above described property, and any other property becoming subject to the Declaration;

3. To fix, levy, collect and enforce payment by any lawful means all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of this corporation, including all licenses, taxes or governmental charges levied or imposed against the property of this corporation;

4. To acquire by gift, purchase or otherwise, to own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, hypothecate, mortgage, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of this corporation; provided, however, that the
corporation's property may be mortgaged or hypothecated by the Board of Directors of the corporation solely with the prior vote or written consent of a majority of the members of the corporation, excluding the developer of the Baldwin Hills Village Condominium Project;

5. To borrow money, mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

6. To have and to exercise any and all powers, rights and privileges which a corporation organized under the General Nonprofit Corporation Law of the State of California by law may now or hereafter have or exercise;

7. To act in the capacity of principal, agent, joint venturer or partner, or otherwise.

The foregoing statement of purposes shall be construed as a statement both of purposes and of powers and the purposes and powers in each clause shall not be limited or restricted by reference to or inference from the terms or provisions of any other clause, which shall be broadly construed as independent purposes and powers. 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 primary purpose of this corporation.

THIRD: The county in this state of the principal office for the transaction of business of this corporation is to be located in the County of Los Angeles.

FOURTH: (a) The number of directors of the corporation shall be three (3), and the names and addresses of the persons who are to act in the capacity of directors until the selection of their successors are as follows:

<table>
<thead>
<tr>
<th>NAME</th>
<th>ADDRESS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Charles V. Thornton</td>
<td>22nd Fl., 555 S. Flower</td>
</tr>
<tr>
<td></td>
<td>Los Angeles, CA 90071</td>
</tr>
<tr>
<td>James W. Hamilton</td>
<td>22nd Fl., 555 S. Flower</td>
</tr>
<tr>
<td></td>
<td>Los Angeles, CA 90071</td>
</tr>
<tr>
<td>Francesca A. Sequeira</td>
<td>22nd Fl., 555 S. Flower</td>
</tr>
<tr>
<td></td>
<td>Los Angeles, CA 90071</td>
</tr>
</tbody>
</table>
(b) The directors shall serve without compensation for their services as directors, except that they may receive reimbursement for their actual expenses incurred in connection with the business of the corporation.

FIFTH: This corporation is organized pursuant to the General Nonprofit Corporation Law and is not organized nor shall it be operated for pecuniary gain or profit and it does not contemplate the distribution of gains, profits or dividends to its members. The property, assets, profits and net income of this corporation are irrevocably dedicated to nonprofit homeowners association purposes and no part of the profits, or net income of this corporation shall inure to the benefit of any director, officer or member thereof or to the benefit of any private individual; provided, however, that on the dissolution and winding up of the corporation, after paying or adequately providing for payment of all the debts and obligations of the corporation, the remaining assets shall be distributed to the members as provided in the Declaration.

SIXTH: The qualifications for and different classes of membership, if any, the property, voting and other rights and privileges of members and their liability for dues and assessments and the method of collection thereof shall be as set forth in the bylaws and the Declaration.

IN WITNESS WHEREOF, the undersigned, being the persons hereinabove named as the first directors of the corporation, have executed these Articles of Incorporation this 8th day of August, 1973.

[Signatures]

Charles V. Thornton
James W. Hamilton
Francesca A. Sequeira

-3-
STATE OF CALIFORNIA )
COUNTY OF LOS ANGELES ) ss.

On August 8, 1973, before me, the undersigned, a Notary Public in and for said State, personally appeared CHARLES V. THORNTON, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

WITNESS my hand and official seal.

[Signature]
Notary Public

STATE OF CALIFORNIA )
COUNTY OF LOS ANGELES ) ss.

On August 8, 1973, before me, the undersigned, a Notary Public in and for said State, personally appeared JAMES W. HAMILTON, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

WITNESS my hand and official seal.

[Signature]
Notary Public

STATE OF CALIFORNIA )
COUNTY OF LOS ANGELES ) ss.

On August 8, 1973, before me, the undersigned, a Notary Public in and for said State, personally appeared FRANCESCA A. SEQUEIRA, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

WITNESS my hand and official seal.

[Signature]
Notary Public
CERTIFICATE OF AMENDMENT OF ARTICLES OF INCORPORATION

DONALD H. ALBRECHT and JAMES M. MOORE certify:

1. They are the President and the Secretary, respectively, of The Village Green Owners Association, a California corporation.

2. That at a meeting of the Board of Directors of said corporation, duly held at Los Angeles, California, on April 30, 1974, the following resolution was adopted:

"RESOLVED, that paragraph (a) of Article FOURTH of the Articles of Incorporation of this corporation be amended to read as follows:

'(a) The number of directors of the corporation shall be five (5), and the names and addresses of the persons who are to act in the capacity of directors until the selection of their successors are as follows:

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Charles V. Thornton</td>
<td>555 S. Flower Street, Los Angeles</td>
</tr>
<tr>
<td></td>
<td>California 90071</td>
</tr>
<tr>
<td>James W. Hamilton</td>
<td>555 S. Flower Street, Los Angeles</td>
</tr>
<tr>
<td></td>
<td>California 90071</td>
</tr>
<tr>
<td>Francesca A. Sequeira</td>
<td>555 S. Flower Street, Los Angeles</td>
</tr>
<tr>
<td></td>
<td>California &quot;</td>
</tr>
</tbody>
</table>

3. That the Members have adopted said amendment by resolution at a meeting held at Los Angeles, California, on April 30, 1974. That the wording of the amended Article, as set forth in the Member's resolution, is the same as that set forth in the directors' resolution in paragraph 2 above.
4. That the number of Members who voted affirmatively for the adoption of said resolution is **54***, and that the number of Members constituting a quorum is 52.

Donald H. Albrecht  
President

James M. Moore  
Secretary

Each of the undersigned declares under penalty of perjury that the matters set forth in the foregoing Certificate are true and correct.

Executed at Los Angeles, California, on April 30, 1974.

Donald H. Albrecht  

James M. Moore
CERTIFICATE OF AMENDMENT
OF
ARTICLES OF INCORPORATION
FOR
VILLAGE GREEN OWNERS ASSOCIATION

JOSEPH KHOURY and ROBERT NICOLAS certify:

1. That they are the President and Secretary, respectively, of Village Green Owners Association ("Corporation") a California non-profit, mutual benefit corporation.

2. That this corporation is an association formed to manage a common interest development under the Davis-Stirling Common Interest Development Act.

3. The business or corporate office of the Corporation is 5300 Rodeo Drive, Los Angeles, California 90016.

4. The nine digit zip code for the development is 90016-5161; the front street for the development is Rodeo Road, and the nearest cross street for the development is S. Cochran Ave.

6. By an affirmative vote of members representing at least a majority of the voting power of the Association, and the approval by the Board of Directors, the following resolution was adopted to amend the Articles of Incorporation ("Articles"): 

RESOLVED, that the Section of the Articles entitled "FOURTH:" is hereby deleted in its entirety and replaced with the following language:

"FOURTH: (a) The number of directors of the corporation shall be as stated in the Bylaws."

The undersigned declares, under penalty of perjury under the laws of the State of California, that the matters set forth in this Certificate are true and correct of our knowledge. Executed at Los Angeles, California, on February 16, 2010.

President: 

Secretary: 

I:05430010DOCUMENT\Certificate of Amendment-Articles.000810.wpd
**STATEMENT OF INFORMATION**

( Domestic Nonprofit, Credit Union and Consumer Cooperative Corporations)

Filing Fee: $20.00. If amendment, see instructions.

**IMPORTANT — READ INSTRUCTIONS BEFORE COMPLETING THIS FORM**

1. CORPORATE NAME (Please do not alter if name is preprinted.)
   
   **Village Green Owners Association**
   
   070 2781

See Secretary of State's records for exact entity name.

**DUE DATE:**

**COMPLETE PRINCIPAL OFFICE ADDRESS** (Do not abbreviate the name of the city. Item 2 cannot be a P.O. Box)

2. STREET ADDRESS OF PRINCIPAL OFFICE IN CALIFORNIA, IF ANY
   
   5300 Rodeo Road
   
   CITY: Los Angeles
   
   STATE: CA
   
   ZIP CODE: 90016

3. MAILING ADDRESS OF THE CORPORATION, IF REQUIRED
   
   CITY: Los Angeles
   
   STATE: CA
   
   ZIP CODE: 90016

**NAMES AND COMPLETE ADDRESSES OF THE FOLLOWING OFFICERS** (The corporation must have these three officers. A comparable title for the specific officer may be added; however, the preprinted titles on this form must not be altered.)

4. CHIEF EXECUTIVE OFFICER/ PRESIDENT
   
   **STEVE HAGGERTY**
   
   3118 Wilshire Blvd 245
   
   CITY: Santa Monica
   
   STATE: CA
   
   ZIP CODE: 90403

5. SECRETARY
   
   **ROBERT NICOLAUS**
   
   5506 Village Green
   
   CITY: Los Angeles
   
   STATE: CA
   
   ZIP CODE: 90016

6. CHIEF FINANCIAL OFFICER/TREASURER
   
   **R. BAILEY SLOVER**
   
   5308 Village Green
   
   CITY: Los Angeles
   
   STATE: CA
   
   ZIP CODE: 90016

**AGENT FOR SERVICE OF PROCESS** (If the agent is an individual, the agent must reside in California and Item 8 must be completed with a California street address (a P.O. Box address is not acceptable). If the agent is another corporation, the agent must have on file with the California Secretary of State a certificate pursuant to Corporations Code section 1505 and Item 8 must be left blank.)

7. NAME OF AGENT FOR SERVICE OF PROCESS
   
   **BRIAN PAULOFF**

8. STREET ADDRESS OF AGENT FOR SERVICE OF PROCESS IN CALIFORNIA, IF AN INDIVIDUAL
   
   15315 Magnolia Blvd # 21
   
   CITY: Sherman Oaks
   
   STATE: CA
   
   ZIP CODE: 91403

**DAVIS-STIRLING COMMON INTEREST DEVELOPMENT ACT** (California Civil Code section 1350, et seq.)

9. *Check here if the corporation is an association formed to manage a common interest development under the Davis-Stirling Common Interest Development Act and proceed to Items 10, 11 and 12.*

   **NOTE:** Corporations formed to manage a common interest development must also file a Statement by Common Interest Development Association (Form 1505) as required by California Civil Code section 1353.6. Please see instructions on the reverse side of this form.

10. ADDRESS OF BUSINESS OR CORPORATE OFFICE OF THE ASSOCIATION, IF ANY
    
    5300 Rodeo Road
    
    CITY: Los Angeles
    
    STATE: CA
    
    ZIP CODE: 90016

11. FRONT STREET AND NEAREST CROSS STREET FOR THE PHYSICAL LOCATION OF THE COMMON INTEREST DEVELOPMENT
    
    (Complete if the business or corporate office is not on the site of the common interest development.)

12. NAME AND ADDRESS OF ASSOCIATION'S MANAGING AGENT, IF ANY
    
    **BRIAN PAULOFF**
    
    15315 Magnolia Blvd # 21
    
    CITY: Sherman Oaks
    
    STATE: CA
    
    ZIP CODE: 91403

13. THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT.

   **DATE:** 04/09
   
   **TYPEPRINT NAME OF PERSON COMPLETING FORM:** Robert Pauloff
   
   **SIGNATURE:**
   
   **APPROVED BY SECRETARY OF STATE:**

   **GENERAL MANAGER:**
   
   **SIGNATURE:**
   
   [Signature]

   [Stamp]
State of California  
Secretary of State  
Statement of Information  
(Domestic Nonprofit, Credit Union and Consumer Cooperative Corporations)  
Filing Fee: $20.00. If amendment, see instructions.  
IMPORTANT – READ INSTRUCTIONS BEFORE COMPLETING THIS FORM  

1. CORPORATE NAME  
C0702781  
THE VILLAGE GREEN OWNERS ASSOCIATION  
15315 MAGNOLIA BLVD., SUITE 212  
SHERMAN OAKS, CA 91403  

Due Date:  

Complete Principal Office Address (Do not abbreviate the name of the city. Item 2 cannot be a P.O. Box.)  
2. STREET ADDRESS OF PRINCIPAL OFFICE IN CALIFORNIA, IF ANY  
15315 MAGNOLIA BLVD., SUITE 212  
CITY  
SHERMAN OAKS  
STATE  
CA  
ZIP CODE  
91403  

Names and Complete Addresses of the Following Officers (The corporation must list these three officers. A comparable title for the specific officer may be added, however, the preprinted titles on this form must not be altered.)  
4. CHIEF EXECUTIVE OFFICER/  
ADDRESS  
JOSEPH KOHOURY 5934 VILLAGE GREEN  
CITY  
LOS ANGELES  
STATE  
CA  
ZIP CODE  
90016  
5. SECRETARY  
ADDRESS  
ROBERT NICOLAIS 5506 VILLAGE GREEN  
CITY  
LOS ANGELES  
STATE  
CA  
ZIP CODE  
90016  
6. CHIEF FINANCIAL OFFICER/  
ADDRESS  
STEVE HAGGERTY 2118 WILSHIRE BLVD., #245  
CITY  
SANTA MONICA  
STATE  
CA  
ZIP CODE  
90403  

Agent for Service of Process (If the agent is an individual, the agent must reside in California and Item 8 must be completed with a California street address (a P.O. Box address is not acceptable). If the agent is another corporation, the agent must have on file with the California Secretary of State a certificate pursuant to California Corporations Code section 1505 and Item 8 must be left blank.)  
7. NAME OF AGENT FOR SERVICE OF PROCESS  
BRIAN DAVIDOFF  
8. STREET ADDRESS OF AGENT FOR SERVICE OF PROCESS IN CALIFORNIA, IF AN INDIVIDUAL  
15315 MAGNOLIA BLVD., SUITE 212  
CITY  
SHERMAN OAKS  
STATE  
CA  
ZIP CODE  
91403  

Davis-Stirling Common Interest Development Act (California Civil Code section 1350, et seq.)  
9. ☑ Check here if the corporation is an association formed to manage a common interest development under the Davis-Stirling Common Interest Development Act and proceed to Items 10, 11 and 12.  
NOTE: Corporations formed to manage a common interest development must also file a Statement by Common Interest Development Association (Form SI-CID) as required by California Civil Code section 1363.6. Please see instructions on the reverse side of this form.

10. ADDRESS OF BUSINESS OR CORPORATE OFFICE OF THE ASSOCIATION, IF ANY  
15315 MAGNOLIA BLVD., SUITE 212  
CITY  
SHERMAN OAKS  
STATE  
CA  
ZIP CODE  
91403  

11. FRONT STREET AND NEAREST CROSS STREET FOR THE PHYSICAL LOCATION OF THE COMMON INTEREST DEVELOPMENT  
(VILLAGE GREEN & HAUSER BLVD. 90016-5108  
9-DIGIT ZIP CODE  

12. NAME AND ADDRESS OF ASSOCIATION'S MANAGING AGENT, IF ANY  
BRIAN DAVIDOFF 15315 MAGNOLIA BLVD., #212  
CITY  
SHERMAN OAKS  
STATE  
CA  
ZIP CODE  
91403  

13. THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT.  

8/23/11  
CHERYL DANIELS  
DATE  
TYPE/PRINT NAME OF PERSON COMPLETING FORM  
AGENT  
TITLE  
SIGNATURE  

SL-100 (REV 10/2010)  
APPROVED BY SECRETARY OF STATE  

FILED  
in the office of the Secretary of State  
of the State of California  
SEP 12 2011  
This Space for Filing Use Only
**State of California**
**Secretary of State**

**STATEMENT BY COMMON INTEREST DEVELOPMENT ASSOCIATION**

**Filing Fee $15.00. If amendment, see instructions.**

**IMPORTANT — READ INSTRUCTIONS BEFORE COMPLETING THIS FORM**

1. **NAME OF ASSOCIATION**
   C0702781
   THE VILLAGE GREEN OWNERS ASSOCIATION
   15315 MAGNOLIA BLVD. #212
   SHERMAN OAKS, CA 91403

2. The above named association is formed to manage a common interest development under the Davis-Stirling Common Interest Development Act. (This statement is required by Civil Code section 1363.8(i)(1) and must not be altered.)

3. **THIS ASSOCIATION IS:**
   - [ ] INCORPORATED
   - [ ] UNINCORPORATED

4. **STREET ADDRESS OF ASSOCIATION'S ONSITE OFFICE OR, IF NONE, THE ADDRESS OF THE ASSOCIATION'S RESPONSIBLE OFFICER OR MANAGING AGENT.**
   - STREET ADDRESS: 15315 MAGNOLIA BLVD., SUITE 212
   - CITY: SHERMAN OAKS
   - STATE: CA
   - ZIP CODE: 91403
   NAME, ADDRESS AND EITHER THE DAYTIME TELEPHONE NUMBER OR E-MAIL ADDRESS OF THE PRESIDENT OF THE ASSOCIATION. (The address and telephone number must be different from the address and telephone number of the association's onsite office or managing agent. Please do not abbreviate the name of the city. Item 4 cannot be a P.O. Box.)
   - NAME: BRIAN DAVIDOFF
   - STREET ADDRESS: 15315 MAGNOLIA BLVD., #212
   - CITY: SHERMAN OAKS
   - STATE: CA
   - ZIP CODE: 91403
   - PHONE NUMBER: (818) 907-6622
   - PHONE NUMBER OR E-MAIL ADDRESS: 

5. **PHYSICAL LOCATION OF THE DEVELOPMENT**
   - 7A. COUNTY OR COUNTIES: LOS ANGELES
   - 7B. CITY (If in an unincorporated area, enter the city closest in proximity.): LOS ANGELES
   - 8A. FRONT STREET: VILLAGE GREEN
   - 8B. NEAREST CROSS STREET: HAUSER BLVD.
   - 8C. NINE-DIGIT ZIP CODE: 90018-5108

6. **TYPE OF COMMON INTEREST DEVELOPMENT MANAGED BY THE ASSOCIATION** (At least one of the types listed must be checked. Refer to Civil Code section 1351 for definitions.)
   - [ ] A COMMUNITY APARTMENT PROJECT
   - [ ] A CONDOMINIUM PROJECT
   - [ ] A PLANNED DEVELOPMENT
   - [ ] A STOCK COOPERATIVE

7. **SEPARATE INTERESTS** (Please note, "Zero" or "None" is not acceptable.)
   - THE NUMBER OF SEPARATE INTERESTS IN THE DEVELOPMENT: 829

8. **THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT.**

   CHERYL DANIELS
   **AGENT** 8/23/11
   **TITLE**
   **SIGNATURE**

   **APPROVED BY SECRETARY OF STATE**

---

**CD-133607**

**FILED**

in the office of the Secretary of State of the State of California

SEP 12 2011
Certificate of Filing

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

That on the 9th day of August 1973, THE VILLAGE GREEN OWNERS ASSOCIATION became incorporated under the laws of this State by filing its Articles of Incorporation in this office.

That all documents amendatory and/or supplementary thereto (including Agreements of Merger, Restated Articles of Incorporation and Certificates of Determination of Preferences, if any), recorded in this office for said corporation, as of the date of this certificate, are as follows:

Page 1 of 2

DOCUMENT
CERTIFICATE OF AMENDMENT.........................................................July 22, 1974

CERTIFICATE OF AMENDMENT.........................................................February 17, 2010

STATEMENT OF INFORMATION......................................................April 24, 2009
RE: THE VILLAGE GREEN OWNERS ASSOCIATION

STATEMENT OF INFORMATION.................................................September 12, 2011

STATEMENT BY COMMON INTEREST DEVELOPMENT ASSOCIATION.................................................September 12, 2011

IN WITNESS WHEREOF, I execute this certificate and affix the Great Seal of the State of California this day of June 24, 2013.

DEBRA BOWEN
Secretary of State