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**-FILED-**

File No.: 5184895

Date Filed: 7/27/2022

**ARTICLES OF INCORPORATION OF  
WALNUT CREEK MUTUAL NO. 53**

**Article I  
Corporate Name**

The name of this corporation is Walnut Creek Mutual No. 53.

**Article II  
Address**

The business address (initial street address and initial mailing address) of the corporation is as follows: 1001 Golden Rain Road, Walnut Creek, CA 94595. The physical location of the corporation is 4300-4444 Terra Granada Drive, Walnut Creek, CA 94595. The front street and the nearest cross-street to the common interest development are Terra Granada Drive and Avenida Sevilla, respectively.

**Article III  
Service of Process**

The initial agent for service of process is: Tim O'Keefe, 1001 Golden Rain Road, Walnut Creek, CA 94595.

**Article IV  
Purpose Statement**

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.

A further purpose is to engage in such acts as allowed by the Davis-Stirling Common Interest Development Act (Civil Code Section 4000, et seq.) governing Common Interest Developments. Walnut Creek Mutual No. 53 is an association formed to manage a common interest development under the Davis-Stirling Common Interest Development Act.

Date: July 14, 2022

Barbara Mintz  
*Barbara Mintz*

These Articles may be amended only by the affirmative vote of a majority of the Board, and by the affirmative vote of members representing a majority of the voting power of the Association.

Amendment of Articles  
Article VI

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 this corporation.

The corporation's purposes also include providing for the management, administration and operation of the above described property comprising the Walnut Creek Mutual No. 53 subdivision and the business and affairs of the corporation; promoting the health, safety, welfare and interests of all of the owners of property and residents within the Walnut Creek Mutual No. 53 subdivision; and taking such action as, in the judgment of the Board of Directors, shall be necessary and proper or incidental to the foregoing purposes of the corporation.

LOTS 1 AND 2, AS SHOWN ON THE MAP OF SUBDIVISION 6701 "MUTUAL 53", FILED JANUARY 21, 1987, IN MAP BOOK 310, PAGE 41, OF CONTRA COSTA COUNTY RECORDS.

The specific purposes for which this corporation was formed are to provide for maintenance, protection, preservation and architectural control of the residences and common area including the attractiveness and value thereof, and the landscaping, structures and facilities thereon within that certain tract of property situated in the City of Walnut Creek, County of Contra Costa, State of California, described as follows:

Additional Statements  
Article V

2022/07/14 00:55:00 MD Received by California Secretary of State