

**CERTIFICATE OF  
RESTATED  
ARTICLES OF INCORPORATION  
OF  
ASPEN GROVE CONDOMINIUM ASSOCIATION**

For Office Use Only

**-FILED-**

File No.: BA20240519945

Date Filed: 3/4/2024

The undersigned certify that:

1. They are the president and the secretary, respectively, of ASPEN GROVE CONDOMINIUM ASSOCIATION, a California nonprofit mutual benefit corporation, with California Entity Number 1680880.
2. The Articles of Incorporation of this corporation are amended and restated to read as follows: see the *Restated Articles of Incorporation of Aspen Grove Condominium Association* attached hereto as Exhibit "A" and incorporated herein by reference.
3. The foregoing amendment and restatement of Articles of Incorporation has been duly approved by the board of directors.
4. The foregoing amendment and restatement of Articles of Incorporation has been duly approved by the required vote of the members.

We further declare 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 own knowledge.

DATE: 2/16/2024

By: Richard Bjur

Name: Richard Bjur

Title: President

By: Mark A Mendenhall

Name: Mark A Mendenhall

Title: Secretary

02479-5750 03/04/2024 5:00 PM Received by California Secretary of State

B2479-5759 03/04/2024 5:00 PM Received by California Secretary of State

Exhibit "A"

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RESTATED  
ARTICLES OF INCORPORATION  
OF  
ASPEN GROVE CONDOMINIUM ASSOCIATION

**Article 1 – Corporate Name**

The name of the corporation is ASPEN GROVE CONDOMINIUM ASSOCIATION (this "*Corporation*").

**Article 2 – Corporate Purpose**

A. 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.

B. This Corporation is an association formed to manage a common interest development (the "*Development*") under the Davis-Stirling Common Interest Development Act (California *Civil Code* section 4000 et seq.). The Development is a condominium project located in the Town of Truckee, County of Placer, State of California; the front streets and nearest cross streets for the physical location of the Development are Aspen Grove Road and Northstar Drive, respectively.

C. The specific purpose of this Corporation is to provide for management, administration, maintenance, preservation, and architectural control of the Development, in accordance with and subject to the declaration of covenants, conditions, and restrictions applicable to the Development (as may be amended from time to time, the "*Declaration*"), and to otherwise operate a homeowners' association within the meaning of Section 23701t of the Revenue and Taxation Code.

D. 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.

**Article 3 – Additional Statements**

A. This Corporation is intended to qualify as a homeowners' association under the applicable provisions of the Internal Revenue Code and of the Revenue and Taxation Code of California.

B. No part of the net earnings of this Corporation shall inure to the benefit of any private individual, except through the following: (i) the acquisition, construction, or provision of management, maintenance, or care of property held by this Corporation, commonly held by the members of this Corporation, or located in the Development and owned by the members of this Corporation; or (ii) the rebate of excess membership dues, fees, or assessments.

C. In the event of the dissolution, liquidation, or winding-up of this Corporation, upon or after termination of the Development in accordance with the provisions of the Declaration, this Corporation's assets remaining after payment, or provision of payment, of all known debts and liabilities of this Corporation shall be divided among and distributed to its members in accordance with their respective rights under the Declaration.

D. The authorized number of members of this Corporation, qualifications for membership in this Corporation, the property, voting, and other rights and privileges of this Corporation's members and their liability for dues, fees, and assessments (and the methods of collection thereof) shall be as provided for in the Declaration and in the bylaws of this Corporation.

**Article 4 – Amendments**

These Articles of Incorporation may be amended from time to time by: (i) the approval of the board of directors of this Corporation; and (ii) the approval, by affirmative vote or written consent, of members of this Corporation representing a majority of the voting power of this Corporation.

[End]