

Annual Financials
19620 Wyandotte St HOA

Order: 824W5B4P7
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19620 Wyandotte St HOA

Profit vs Loss Cash

Jan 1, 2025 - Dec 31, 2025

Category	Total
Income	
Dues	\$18,501.72
Insurance	\$900.90
Water Reimbursement	\$8,111.24
Total Income	\$27,513.86
Expenses	
Administration	
Bank Fees	\$42.75
Insurance	\$13,534.95
Licenses / Permits	\$412.00
Software	\$294.00
Supplies	\$974.63
Total for Administration	\$15,258.33
Repairs & Maintenance	
Building Repairs	\$7,401.69
Painting	\$5,275.00
Plumbing	\$625.00
Pool Maintenance	\$1,400.00
Total for Repairs & Maintenance	\$14,701.69
Professional Services	
Pest Control	\$575.00
Gardener	\$720.00
Total for Professional Services	\$1,295.00
Utilities	
Garbage	\$2,448.53
Phones	\$280.00
Water	\$7,540.20
Total for Utilities	\$10,268.73
Property Mgt Fees	\$550.00
Total Expenses	\$42,073.75
Net Total	-\$14,559.89

**Articles of Incorporation
19620 Wyandotte St HOA**

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ARTICLES OF INCORPORATION

FILED

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

FEB 8 1991

March Fong Eu
MARCH FONG EU, Secretary of State

I

CORPORATE NAME

The name of the corporation is 19620 WYANDOTTE HOMEOWNERS' ASSOCIATION, INC., hereinafter referred to as the "Association".

II

LEGAL STATUS AND PURPOSES

This corporation is a non-profit mutual benefit corporation organized under the Non-profit 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.

Enumerated purposes of the corporation are as follows:

- (1) To provide for maintenance, preservation, and architectural control of the condominium project described as Lot 1 of Tract 48564 in the County of Los Angeles, in accordance with records in the office of the County Recorder of said County;
- (2) To promote the health, safety, and welfare of the residents in the above-described condominium project;
- (3) To exercise all of the powers and privileges and to perform all of the duties and obligations of the Association arising from any covenants, conditions and restrictions applicable to the above-named property;

(4) 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 incidental to the conduct of the business of the Association, including all licenses, taxes, or governmental charges levied or imposed against the property of the Association;

(5) To acquire (by gift, purchase, or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use, or otherwise dispose of real or personal property in connection with the affairs of the Association;

(6) 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;

(7) To have and to exercise any and all powers, rights, and privileges which a corporation organized under the Non-profit Mutual Benefit Corporation Law of the State of California by law may now or hereafter have or exercise; and

(8) To act in the capacity of principal, agent, joint venturer, partner or otherwise.

III

AGENT FOR SERVICE

The name and address of the initial agent of the corporation for service of process is:

Harlow J. Ellis

15760 Ventura Blvd., Suite 700

Encino, California 91436

IV

AMENDMENT

Amendment of these Articles of Incorporation shall require the affirmative vote or written consent of a majority of both classes of membership in the Association and of the Board of Directors when there are two classes of membership in the Association. Two classes of membership occur when initially S-G VENTURE, a California General Partnership of MILO DEVELOPERS, INC. and SEIDEN & CO., a California corporation, or its successors or assigns, herein defined as Class B owner(s), are the owner(s) of one or more units in the condominium project and a person or persons other than the above subdividers or their successors or assigns, herein defined as Class A owner(s), owns one or more condominiums in the condominium project. If there are two classes of membership, a Class B owner is entitled to cast three votes for each condominium in which he retains ownership. A Class A owner is entitled to cast one vote for each condominium owned by such owner.

A change to one class of membership occurs and voting rights change upon the earliest to happen of the following events:

(1) Passing of 2 years from issuance of the public report for the project; or

(2) When the total number of votes in Class A equals the total number of votes in Class B.

When the change to only one class of ownership occurs, a Class B owner's ownership and voting rights are converted to Class A ownership and he is entitled to cast only 1 vote for each condominium in which he retains or has ownership.

Amendment of these Articles of Incorporation shall require the affirmative vote or written consent of a majority of the Board of Directors and of members of the Association representing a majority of the voting power of the Association and including a majority of owners other than S-G VENTURE, a California General Partnership of MILO DEVELOPERS, INC. and SEIDEN & CO., A California corporation or its successors or assigns, when there is only one class of membership in the Association.

V

DISSOLUTION

Without the approval of 100 percent of the members, any contrary provision in this part of the Articles or Bylaws notwithstanding, so long as there is any lot, parcel, area, apartment or unit for which an owner's association (as defined in Section 11003.1 of the Business and Professions Code and created in connection with any of the forms of development referred to in Section 11004.5 of the Business and Professions Code) is obligated to provide management, maintenance, preservation or control:

(a) The Homeowner's Association or any person acting on its behalf shall not:

- (i) Transfer all or substantially all of its assets;
- (ii) File a certificate of dissolution; and

(b) No court shall enter an order declaring the Homeowner's Association duly wound up and dissolved.

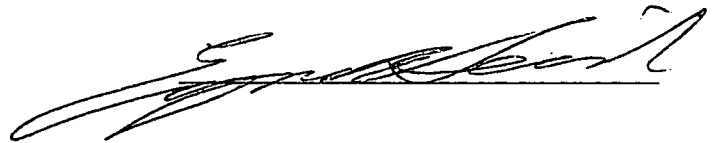
VI

AUTHORITY

Notwithstanding any of the above statements of purposes and powers, the corporation shall not, except to an insubstantial degree, engage in any activities or exercise any powers that are not in furtherance of the specific purpose of this corporation.

Dated: _____

10/26/90

A handwritten signature in black ink, appearing to be "E. J. [unclear]", written over a horizontal line.

I declare that I am the person who executed the foregoing Articles of Incorporation, which execution is my deed.

A handwritten signature in black ink, appearing to be "E. J. [unclear]", written over a horizontal line.

Budget
19620 Wyandotte St HOA

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19620 Wyandotte St HOA

Summary Budget

Jan 1, 2026 - Dec 31, 2026

Category	Total
Income	
Dues	\$42,900.00
Total Income	\$42,900.00
Expenses	
Administration	
Bank Fees	\$81.24
Insurance	\$25,089.96
Licenses / Permits	\$446.28
Software	\$636.96
Supplies	\$1,299.96
Total for Administration	\$27,554.40
Repairs & Maintenance	
Building Repairs	\$7,150.08
Pool Maintenance	\$650.04
General Maintenance & Repairs	\$460.44
Total for Repairs & Maintenance	\$8,910.60
Professional Services	
Pest Control	\$585.00
Gardener	\$780.00
Total for Professional Services	\$1,365.00
Utilities	
Garbage	\$4,550.04
Total for Utilities	\$5,070.00
Total Expenses	\$42,900.00
Net Total	\$0.00

Bylaws
19620 Wyandotte St HOA

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BYLAWS
OF
19620 WYANDOTTE HOMEOWNERS' ASSOCIATION, INC.

ARTICLE I
NAME AND LOCATION

The name of the corporation is 19620 WYANDOTTE HOMEOWNERS' ASSOCIATION, INC., herein after referred to as the "Association". The principal office of the Association shall be located at the 19620 Wyandotte condominiums, located at or about 19620 Wyandotte Street, Reseda, Los Angeles, County of Los Angeles, State of California. Meetings of the Association and its governing body shall be held at said Wyandotte Street location.

ARTICLE II
DEFINITIONS

Section 1. "Association" shall mean and refer to 19620 WYANDOTTE HOMEOWNERS' ASSOCIATION, INC., a California non-profit mutual benefit corporation.

Section 2. "Properties" shall mean and refer to that certain real property described in the Declaration of Covenants, Conditions and Restrictions, and such additions thereto as may hereafter be brought within the jurisdiction of the Association.

Section 3. "Common Area" shall mean all real property owned by the Association for the common use and enjoyment of the owners.

Section 4. "Condominium" shall mean an estate in real property consisting of an undivided one-eleventh (1/11) interest in the

Common Area, together with a separate interest in a Unit, as defined in the Declaration.

Section 5. "Owner" shall mean and refer to either the record owner, whether one or more persons or entities, of the fee simple title to any condominium which is a part of the Properties, or the equitable owner, whether one or more persons or entities, holding under an unrecorded contract of sale or possessing other equitable interests.

Section 6. "Declarant" shall mean and refer to S-G VENTURE, a California General Partnership of MILO DEVELOPERS, INC. and SEIDEN & CO. A California corporation and its successors and assigns.

Section 7. "Declaration" shall mean and refer to the Declaration of Covenants, Conditions and Restrictions applicable to the Properties recorded in the Office of the Recorder of Los Angeles, State of California on _____ in Instrument Number _____.

Section 8. "Member" shall be defined in accordance with the Declaration.

ARTICLE III

MEETING OF MEMBERS

Section 1. The first annual meeting of the members, referred to as the first organizational meeting in the Declaration, shall be held at 8:00 p.m. Subsequent annual meetings shall be held on the anniversary date of the first annual meeting at 8:00 p.m. If the day for the annual meeting is a legal holiday, the meeting shall be held at the same hour on the next day which is not a legal holiday.

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Notice of Meetings

Section 2. Written notice of meetings shall be mailed to all members of record.

Proxies

Section 3. At all meetings of members, each member may vote in person or by proxy. All proxies shall be in writing and shall be filed with the Secretary of the Association. No proxy shall be valid after the expiration of 11 months from the date thereof unless otherwise provided in the proxy, except that the maximum term of any proxy shall be 3 years from the date of execution.

A proxy may be revoked by a writing delivered to an officer of the Association or by a subsequent proxy signed by the person who signed the prior proxy. A proxy may also be revoked by attendance and voting in person at a meeting by the member who signed the proxy. The dates of signing the proxy forms presumptively determine the order of signing.

ARTICLE IV

BOARD OF DIRECTORS--SELECTION--TERM OF OFFICE

Number

Section 1. The affairs of this Association shall be managed by a board of three directors.

Term of Office

Section 2. Members of the Board of Directors shall serve for a term of one (1) year and until their respective successors are elected, or until their death, resignation, or removal. The term of office of the members shall be concurrent.

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Annual Meetings

Section 3. Annual meetings to elect the officers of the Board of Directors shall be held at 8:00 p.m. on the anniversary date of the first organizational meeting of the Board of Directors or if said date is a legal holiday, on the next calendar date.

Resignation or Death

Section 4. In the event of resignation or death of a Director elected by the Association as a whole, the remaining Directors shall call a meeting, within 15 days after receipt of notice of occurrence of the event, to elect a successor Director by vote of the remaining Directors.

ARTICLE V

NOMINATION AND ELECTION OF DIRECTORS

Nomination

Section 1. Nomination for election to the Board of Directors shall be made by a Nominating Committee. Nominations may also be made from the floor at the annual meeting. The Nominating Committee shall consist of a Chairman, who shall be a member of the Board of Directors, and two or more members of the Association. The nominating Committee shall be appointed by the Board of Directors prior to each annual meeting of the members, to serve from the close of such annual meeting until the close of the next annual meeting and such appointed Committee shall be announced at each annual meeting. The Nominating Committee shall make as many nominations for election to the Board of Directors as it shall in its discretion

determine, but not less than the number of vacancies that are to be filled.

Election

Section 2. Election to the board of Directors shall be by secret written ballot. Every member entitled to vote at any election of directors may cumulate his votes and give one candidate a number of votes equal to the number of directors to be elected, multiplied by the number of votes to which such members are otherwise entitled, or distribute his votes on the same principle among as many candidates as he thinks fit, if the candidate's name has been placed in nomination prior to voting and if the member has given notice at the meeting prior to voting of his intention to cumulate votes. The candidate receiving the highest number of votes up to the number of directors to be elected shall be deemed elected.

Notwithstanding any other provision of these Bylaws, as long as a two class voting structure is in effect, one Director shall be elected solely by the votes of members other than the Declarant. Such special elected Director shall be removed from office only by the vote of at least a majority of the voting power residing in members other than the Declarant.

ARTICLE VI

MEETINGS OF DIRECTORS

Regular Meetings

Section 1. Regular meetings of the Board of Directors shall be held every three months at the principal office of the Association, at the hour of 8:00 p.m., on the first Tuesday of the month during

which the meeting is scheduled. If the date of said meeting falls on a legal holiday, then that meeting shall be held at the same time on the next day which is not a legal holiday.

Quorum

Section 2. Two directors shall constitute a quorum for the transaction of Business. Every act or decision done or made by a majority of the directors present at a duly held meeting at which a quorum is present shall be regarded as the act of the Board.

ARTICLE VII

POWERS AND DUTIES OF THE BOARD OF DIRECTORS

Powers

Section 1. The Board of Directors shall have the following powers, rights and duties subject to the limitations specified in the Declaration:

(a) Adopt, publish and enforce rules and regulations for the use of the Common Area and Properties.

(b) To levy monthly assessments against Owners and to pay taxes and expenses of the Common Area.

(c) Contract with a manager or such other employees or agents as they deem necessary.

(d) Cause to be kept a complete record of all its acts and corporate affairs and to present a statement thereof to the members at the annual meeting of the members, or at any special meeting when such statement is requested in writing by at least 5% of the total voting power of the Association.

(e) Supervise all officers, agents, and employees of this Association and to see that their duties are properly performed.

(f) Procure and maintain adequate liability and hazard insurance on property owned by the Association.

(g) Cause all Officers or employees having fiscal responsibilities to be bonded, as it may deem appropriate.

(h) Cause the Common Area and the exterior of the building on the Properties to be properly maintained.

ARTICLE VIII

OFFICERS AND THEIR DUTIES

Enumeration of the Offices

Section 1. The officers shall be a President, Chief Financial Officer, and Secretary, who shall be at all times members of the Board, and such other officers as the Board may from time to time by resolution create. These officers shall be elected by the board.

Election of Officers

Section 2. The election of officers shall take place at the first meeting of the Board of Directors following each annual meeting of the members.

Term

Section 3. The officers of this Association shall be elected annually by the Board and each shall hold office for one (1) year unless he shall sooner resign, or shall be removed, or otherwise disqualified to serve.

Special Appointments

Section 4. The Board may elect such other officers as the affairs of the Association may require, each of whom shall hold office for such period, have such authority, and perform such duties as the Board may, from time to time, determine.

Resignation

Section 5. Any officer may resign at any time by giving written notice to the Board, the president, or the secretary. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

Vacancies

Section 6. A vacancy in any office may be filled by appointment by the Board. The officer appointed to such vacancy shall serve for the remainder of the term, of the officer he replaces.

Multiple Offices

Section 7. No person shall simultaneously hold more than one of any of the enumerated offices except in the case of special offices created pursuant to Section 4 of this Article.

Duties

Section 8. The duties of the officers are as follows:

President

(a) The president shall preside at all meetings of the Board of Directors; shall see that orders and resolutions of the Board are carried out; shall sign all leases, mortgages, deeds, and

other written instruments and shall co-sign all checks and promissory notes.

Vice-President

(b) The vice-president, if any, shall act in the place and stead of the president in the event of his incompetency, inability, or refusal to act, and shall exercise and discharge such other duties as may be required of him by the Board.

Secretary

(c) The secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board and of the members; keep the corporate seal of the Association and affix it on all papers requiring said seal; serve notice of meetings of the Board and of the members; keep appropriate current records showing the members of the Association together with their addresses, and shall perform such other duties as required by the Board.

Chief Financial Officer

(d) The chief financial officer shall receive and deposit in appropriate bank accounts all moneys of the Association and shall distribute such funds as directed by resolution of the Board of Directors, shall sign all checks and promissory notes of the Association; and keep proper books of account.

ARTICLE IX

COMMITTEE

The Association shall appoint an Architectural Control Committee, as provide in the Declaration, and a Nominating Committee, as provided in these Bylaws. In addition, the Board of

Directors shall appoint other committees as deemed appropriate in carrying out its purposes.

ARTICLE X

BOOKS AND RECORDS

Section 1. The books, records, and papers of the Association shall at all times, during reasonable business hours, be subject to inspection by any member. The Declaration, the Articles of Incorporation, and the Bylaws of the Association shall be available for inspection by any member at the principal office of the Association, where copies may be purchased at reasonable cost.

Section 2. The secretary and chief financial officer shall be the custodians of all books, records, and papers of the Association. The custodians shall keep all such records of the year then current, whether fiscal or calendar, on the premises of the Properties. Records predating the year then current may be stored off the said premises. Records may be inspected at the place of storage during normal business hours after 24 hours notice to the custodian of records. All costs of copying shall be the expense and liability of the person desiring to make copies.

ARTICLE XI

CORPORATE SEAL

The Association shall have a seal in circular form having within its circumference the words: 19620 WYANDOTTE HOMEOWNERS' ASSOCIATION, INC., State of California.

ARTICLE XII

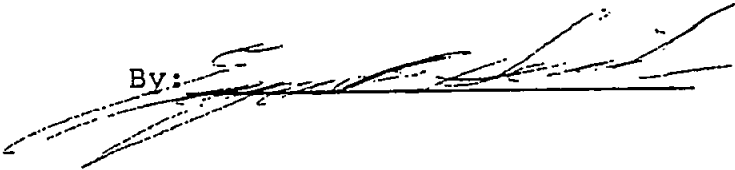
AMENDMENTS

Amendment of the Bylaws and of the Articles of Incorporation shall be in accordance with applicable provisions of the Declaration.

Dated: 10/20/90

19620 WYANDOTTE HOMEOWNERS'

ASSOCIATION, INC.

By: 

Declaration-CC&Rs
19620 Wyandotte St HOA

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NOTICE:

If this document contains any restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the Government Code by submitting a "Restrictive Covenant Modification" form, together with a copy of the attached document with the unlawful provision redacted to the county recorder's office. The "Restrictive Covenant Modification" form can be obtained from the county recorder's office and may be available on its internet website. The form may also be available from the party that provided you with this document. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

Record at request of and Mail to:

Farlow J. Ellis
5760 Ventura Blvd., Suite 700
Encino Ca. 91436

This document is an exact copy (not prepared by
the County Recorder) of a Declaration
which was recorded in the
County Recorder's office of Los Angeles County
on 3-18-91 as Instrument No.
91-375237
Official Records of Los Angeles County.
Ticor Title Insurance Company of California

By Glen Smith
Title Officer

DECLARATION OF ESTABLISHMENT OF
COVENANTS, CONDITIONS AND RESTRICTIONS FOR
19620 WYANDOTTE CONDOMINIUMS

A Statutory Condominium - Tract 48564

THIS DECLARATION, made this first day of October 1990, by S-G VENTURE, a
California General Partnership, herein referred to as "DECLARANT"

W I T N E S S E T H:

The real property subject of this Declaration, is located in Los
Angeles, County of Los Angeles, State of California, commonly known and
designated as 19620 Wyandotte Street, Reseda, and is more particularly
described as follows:

Lot 1 of Tract 48564 in the City of Los Angeles, County of Los
Angeles, State of California, as per map recorded in Book 1167
pages 52-53 of Maps in the office of the County Recorder of said
County,

and

WHEREAS, it is the desire and intention of Declarant to sell and
convey interests in said real property to various individuals subject to
certain basic protective restrictions, limitations, conditions,
covenants, reservations, liens and charges between it and the acquirers
or users of said property, as hereinafter set forth,

NOW THEREFORE, Declarant hereby declares that all of the property
described above, is held and shall be held, conveyed, hypothecated or
encumbered, leased, rented, used, occupied, and improved, subject to
covenants, restrictions, liens and charges, all of which are declared and
agreed to be in furtherance of a plan for the subdivision, improvement
and sale of Condominiums, as defined in Section 783 of the Civil Code of
the State of California, in a Condominium Project, as that term is
defined in Section 1351 of the Civil Code of California; and are
established and agreed upon for the purpose of enhancing and protecting
the value, desirability and attractiveness of the Project and every part
thereof. Each and all of the restrictions, limitations, conditions,

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covenants, reservations, liens and charges herein contained shall run with the land and shall be binding upon all parties having or acquiring any right, title or interest in the described property, or any part above ascribed, is intended to be made subject to each and all of the provisions of Section 1350 to 1372 inclusive of the Civil Code of California. There has been recorded or will be recorded concurrently herewith, a plan as required by Section 1351 of the Civil Code of California, and this Declaration is intended to satisfy the provisions of Section 1353 of the Civil Code. The provisions of this Declaration shall be enforceable by any of the Owners of an interest in the real property above described against any other Owner or Owners thereof, and shall also be enforceable by the Board of Directors, which will be created pursuant to the provisions hereof.

ARTICLE I

DEFINITION OF TERMS

Whenever used in this Declaration, the following terms shall have these meanings:

1. "Declarant" S-G VENTURE, a California General Partnership, its successors and assigns.
2. "Declaration" This Declaration, as the same may be amended, changed or modified, from time to time.
3. "Unit" The elements of a Condominium which are not owned in common with the Owners of other Condominiums in the Project. The boundaries of the eleven Units are as shown and defined on the Condominium Plan of Tract 48564.
4. "Common Area" The entire Project, excepting all Units and their exclusive easements therein granted or reserved.
5. "Condominium" An estate in real property consisting of an undivided 1/11 interest in the Common Area, together with a separate interest in a Unit, as hereinafter defined in said property.
6. "Owner" The Owner, whether one or more persons, entities, firms, or corporations, of fee simple interests in a Condominium which is a part of the Project, recorded in the Office of the Recorder of Los Angeles County, or of unreported equitable interests in a Condominium is a part of the Project including those interests acquired pursuant to a land sales contract. A contract seller who holds interests in a Condominium, which is a part of the Project which are merely security for the performance of an obligation is not an "Owner" as herein defined.
7. "Association" An incorporated association consisting of all Owners of Condominiums in the Project.

8. "Organization Meeting" The first meeting of the Owners referred to in Article III, hereof.

9. "By-Laws" The duly adopted By-Laws of the Association, as the same may be amended, from time to time.

10. "Board" The Board of Directors of the Association as the same may be constituted from time to time.

11. "Deed of Trust" means and is synonymous with the word "mortgage", and the same may be used interchangeably with the same meaning; and likewise, the word "trustor" shall be synonymous with the word "mortgagor", and the word "beneficiary" shall be synonymous with the word "mortgagee".

12. "Member" means every person or entity who holds membership in the Association.

13. "Mortgage" means the conveyance of any Condominium or other portion of the Project to secure the performance of an obligation, which conveyance shall be void upon the due performance of said obligation.

14. "Mortgagee" means a person or entity to whom a mortgage is made; "mortgagor" means a person or entity who mortgages his or its property to another, i.e., the maker of a mortgage.

15. "Rules and regulations" means those rules and regulations adopted by the Association or its Board, including any amendments or additions thereto.

16. "Person" means a natural person, corporation, partnership, association, firm or other entity as the context may require.

17. "Single family" means one or more persons each related to the other by blood, marriage or legal adoption, or a group of not more than four persons not all so related, together with his or their domestic servants, maintaining a common household in a Unit.

18. "Manager" The managing agent, if any, whether individual or corporate, retained by Declarant, or by the Board, by contract, and charged with the maintenance and upkeep of the Project.

19. "Project" The entire parcel of real property divided or to be divided, into Condominiums, including all structures thereon.

ARTICLE II

DESCRIPTION OF LAND AND IMPROVEMENTS

A. The hereinabove described real property consists of one (1) plot of land, on Wyandotte Street in the community of Reseda, County of Los Angeles, State of California. Construction is or shortly will be completed upon said land and improvements, consisting basically of two 2

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story building of wood frame and stucco construction, housing 11 Units together with 25 parking spaces in a semi-subterranean garage.

B Declarant, in order to establish a plan of Condominium ownership for the Project, hereby covenants and agrees that he hereby divides the Project into the following separate freehold estates:

1 Unit.

(a) Each of the Units, as separately shown, lettered, numbered and designated on the Condominium Plan, shall be a separate freehold estate and shall be defined and referred to herein as a "Unit". Each of the Units consists of one or more designated spaces as indicated on the Condominium Plan.

(b) The boundaries of each space designated on the Condominium Plan as dwelling areas (including any subelements thereof as may be designated on the Condominium Plan) shall be the interior surfaces of the perimeter wall, floors, ceilings, windows, and doors, where they exist and otherwise be the inclined, vertical or horizontal planes, or curved surfaces, as the case may be, at the limits of the dimensions shown on the Condominium Plan. The dwelling area includes both the portions of the building so described, and not excluded in Article II, Section B (1) (f) and the air space so encompassed. The Unit includes all fixtures, outlets, appliances, heaters, air conditioners, and similar devices wherever located and servicing only the particular dwelling area or Unit or any device, wherever located, if designated on the Condominium Plan as a part of the dwelling area or Unit.

(c) A patio area is an area adjacent to the dwelling area of a Unit with a concrete slab or paved surface situated at ground level or slightly above and a parcel of ground surrounding the patio itself. The lateral and vertical boundaries of each space designated on the Condominium Plan as a patio area shall be the adjoining exterior surfaces of the walls, windows and doors of the multifamily structure, where such surfaces adjoin such element, and the interior surfaces of the perimeter walls, fences and the ground surface of each such element where such surfaces exist. The patio area shall include only the air space and ground surface within, but not the other portions of the multifamily structure and the surfaces thereof, described by or contained within the boundaries of the patio area.

(d) The deck area is an area adjacent to the dwelling area of a Unit with a concrete slab situated at ground level or slightly above. The lateral and vertical boundaries of each space designated on the Condominium Plan as a deck area shall be the adjoining exterior surfaces of the walls, windows and doors of the multifamily structure, where such surfaces adjoin such element, and the interior surfaces of the perimeter walls, fences, slab surface of each such element where such surfaces exist. The deck area shall include only the air space and the slab surface within, but not the other portions of the multifamily structure and the surfaces thereof, described by or contained within the boundaries of the deck area.

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(e) The following are not part of the Unit: bearing walls, columns, floors, roofs, slabs, foundations, garage, railings and enclosures, fences and walls, common stairways and hallway, reservoirs, tanks, pumps, air ducts and other central services, equipment, pipes, ducts, flues, chutes, drains, conduits, wires and other utility installations, wherever located, servicing more than one Unit, (except the outlets thereof when located within and servicing only a particular Unit).

(f) In interpreting deeds, declarations and the Condominium Plan, the existing physical boundaries of the Unit or of a Unit reconstructed in substantial accordance with the original plans thereof shall be conclusively presumed to be its boundaries rather than the metes and bounds (or other description) expressed in the deed, the Condominium Plan or Declaration, regardless of minor variance between boundaries shown on the plan or in the deed and Declaration and those of the building.

(g) Each Owner shall have the right and duty to paint, repaint, tile, wax, paper or otherwise refinish and decorate the inner surfaces of the walls, ceilings, floors, windows, and doors bounding his dwelling area and shall have the right, subject to such rules and regulations as the Association may adopt, and duty to maintain the floor and slab surfaces of his patio area including the landscaping.

(h) If two or more contiguous Units are acquired or held by the same Owner, including declarant, and are combined into a single dwelling place, the diagrammatic plan filed with the Condominium Plan, as the same may be amended from time to time, may not reflect interior space of the combined Units, but the exterior boundaries of the combined Units shall remain the same. Notwithstanding the combining of the Units, for the purposes of this Declaration, the Articles of Incorporation, Bylaws, Rules and Regulations and the Condominium Plan, the combined Units shall exist as separate Units, as described in the Condominium Plan.

2. Common Areas.

A freehold estate consisting of an undivided interest in the remaining portion of the Project is described and referred to herein as the "Common Areas", or Common Area. The Common Areas shall include without limitation the multifamily structure (except for the Units), the solid earth of the lot upon which such structure is located, and the air space above such structure, all bearing walls, columns, floors, the roof, slabs, foundations, common recreational facilities, if any, the garage structure excepting the parking spaces, fences and walls, tanks, pumps, air ducts, and other central services, equipment, pipes, ducts, flues, chutes, conduits, wires, and other utility installations, wherever located, servicing more than one Unit, (except the outlets thereof when located within and servicing only a particular Unit), lawns, pavement, trees and all other landscaping on the lot on which the multifamily structure is located.

3. Exclusive Use Common Area

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(a) To complete each Condominium at the time of conveyance, Declarant, or his successor or assign, shall describe and grant in the document of conveyance for the Condominium, the exclusive use and exclusive right to use two (2) parking spaces, as shown on the Condominium Plan which are to be used solely for vehicle parking, exclusively in conjunction with the use of the respective Unit by Owners, Members of their family, guests or lessees of the Owner's Unit. An Owner or lessee may rent one and only one of said two (2) parking spaces to another Unit occupant or to the Association. There are in addition to the parking spaces conveyed as specified herein to Owners, three (3) additional parking spaces which are to be used solely for vehicle parking for guests.

(b) There are twelve storage rooms in an area located adjacent to the parking facility. The lateral and vertical boundaries of each such storage room as designated on the Condominium Plan are the interior unfinished surfaces of the perimeter walls, floors, ceilings, windows and doors thereof and each such storage area includes the surfaces so described, the portions of the building and improvements lying within said boundaries and the air spaces so encompassed by said boundaries. Declarant, or his successor or assign, shall also describe and grant, to Certain Owners, in the document of conveyance for the Condominium the exclusive right to use a storage room as shown on the Condominium Plan. The twelfth storage room is reserved for the use of the Association.

4. Undivided Interest in Common Areas.

The undivided interest in the Common Areas hereby established and which shall be conveyed with each respective Unit shall be 1/11. The undivided interest established and to be conveyed with the respective Unit cannot be changed, and Declarant, its successor and assigns, and grantees covenant and agree that the interest in the Common Area and the fee titles to the respective Units conveyed therewith shall not be separated or separately conveyed or encumbered even though the description in the instrument of conveyance or encumbrance may refer only to fee title to the Unit.

5. Condominium.

Each Unit, together with the respective undivided interest in the Common Areas as herein defined, is defined as as a "Condominium" and the ownership of each Condominium shall include a Unit and undivided interest in the Common Areas.

ARTICLE III

MANAGEMENT OF PROJECT

The common business, affairs and management of the Project shall be conducted by the Association, as provided in this Declaration and the Bylaws.

1. Membership in the Association.

(a) An "Owner" of a Condominium as defined in Article I herein shall automatically be a Member of the Association and shall remain a Member thereof until such time as said Owner ceases to be an Owner, at which time his membership in the Association shall automatically cease. The Association shall be an incorporated association.

(b) The Owners of all the Condominiums covenant and agree that the administration of the Project shall be in accordance with the provisions of this Declaration, and the Bylaws. In the event that any of the matters in the Bylaws are in any way inconsistent with any matters in this Declaration, then any such matters in this Declaration shall prevail.

(c) Each Owner, tenant or occupant of a Condominium shall comply with the provisions of this Declaration, the Bylaws, rules and regulations and resolutions of the Association, or its duly authorized representative, all as lawfully amended, from time to time, and failure to comply with any such provisions, decisions, or resolutions, shall be grounds for an action to recover sums due for damages or for injunctive relief.

(d) The membership in the Association held by any Condominium Owner shall not be transferred, pledged or alienated in any way, except that such membership may be pledged to a lending institution as additional security for a loan which is also secured by the Condominium, and upon the transfer of such Condominium. Any attempt to make a prohibited transfer is void and will not be reflected upon the books and records of the Association. In the event the Owner of any Condominium shall fail or refuse to transfer the membership registered in his name to the transferee of such Condominium, the Association shall have the right to issue a new certificate to the transferee, and thereupon the old certificate outstanding in the name of transferor shall be null and void as though the same had been surrendered. A membership shall survive the death of a Member and may be transferred in the manner therein provided.

. Voting Rights in the Association.

(a) The Association shall originally have two classes of voting Owners:

Class A. Class A Owners shall be all Owners with the exception of the Declarant. Class A Owners shall be entitled to one vote for each Condominium owned. When more than one person holds an ownership interest in any Condominium, all such persons shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any Condominium except as specified in Article III, Section 3 herein.

Class B. The Class B Owner shall be the Declarant. The Class B Owner shall be entitled to three (3) votes for each Condominium in which it retains ownership. The Class B ownership and voting rights shall cease and be converted to Class A ownership and voting rights (Declarant shall be entitled to cast one vote for each Condominium in

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which it retains ownership) on the happening of any of the following events, whichever occurs earliest:

(1) Two years from the date of the original issuance of the public report for the Project; or

(2) When the total number of votes in Class A equals the total number of votes in Class B.

3. Organization of the Board of Directors.

(a) The first organizational meeting of the Association shall be at a time prescribed by the Bylaws and at the Project. This meeting shall be held within 45 days after the close of escrow of sale of an aggregate of 51% of the Condominiums in said Project or within six months from the date of the close of escrow of sale of the first Condominium to be sold, whichever event first occurs. There shall be three (3) Owners elected to the Board of Directors by a secret written ballot at the first organizational meeting. The vote attributable to a given Condominium may be cumulated by the Owner or Owners thereof entitled to cast such vote so as to give one candidate, or divide among two or three candidates, a number of votes equal to an Owner's vote times the number of Directorships, i.e. three. A Class A Owner is therefor entitled to cast three votes for each Condominium he owns and the Class B Owner is entitled to cast nine votes for each Condominium he owns. Notwithstanding any other provision of the declaration, for so long as a majority of the voting power of the Association resides in the Declarant, at least one Member (Director) of the Board of Directors shall be elected solely by Class A Owners. Notwithstanding any other provision of this Declaration, the Director elected solely by Class A Owners shall only be removed from office by a majority of the Class A Owners. Declarant shall transfer control of the Common Areas to the Board at the organizational meeting.

(b) Thereafter, annual meetings of the Association shall be held pursuant to the Bylaws, for the purpose of electing the Board of Directors and for transacting such other business as may be required. All votes for Director(s) shall be by secret written ballot. A Director shall serve for a one year term unless reelected.

(c) Prior to the first organizational meeting of the Board of Directors, the management of the Project shall be vested in Declarant, however, his management powers shall be limited to those powers given to the Association and the Board of Directors.

(d) A Director may be removed from office by vote of the Owners. Unless all three Directors are removed from office by vote of the Owners, no individual Director shall be removed from office prior to expiration of his term if the votes against removal would be sufficient to elect a Director if voted cumulatively at an election at which the same total number of votes were cast and the entire number of Directors authorized at the time of the most recent election of a Director were then being elected.

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(e) Cumulative voting procedures shall be used whenever there are two or more Director positions to be filled, subject only to the procedural prerequisites to cumulative voting prescribed in Section 7615 (b) of the Corporation Code.

4 Powers, Rights, and Duties of the Board.

(a) The Board shall have the following powers, rights, and duties in addition to those provided elsewhere in this Declaration and those adopted in its Bylaws and rules and regulations:

(1) To enforce the provisions of this Declaration, the Bylaws, the Articles of Incorporation, and the Rules and Regulations.

(2) To pay taxes, special assessments and other liabilities which are or would become a lien on the Common Areas, or any portion thereof, unless such lien encumbers an undivided interest in the Common Areas as a part of the Condominium and is solely the obligation of the Owner of such Condominium.

(3) To levy monthly assessments and to perfect and enforce liens as hereinafter provided.

(4) To borrow funds to pay costs of operation, secured by assignment or pledge of rights against delinquent Owners, provided however, that the vote of a majority of each class of Members shall be required to borrow in excess of \$5000.00.

(5) The Board shall have authority to contract with a qualified person(s) or corporation(s) for the professional handling of all or any part of the services required for the maintenance of said Project and/or the handling of the financial affairs thereof; any professional management body selected by Declarant prior to the organization meeting, shall be employed to manage only until the first annual meeting of Owners, at which time the continuance of the same or the selection of another professional management body shall be determined by a majority vote of the Board. Said manager may further be authorized to file any notice and to take any legal action on behalf of the Owners, which is within the power and authority of the Board. The term of any service contract entered into by the Board shall not exceed one year except with the approval of a majority of each class of membership where the two class voting structure is in effect as herein provided or of a majority of the voting power of the Association including a majority of the votes of Members other than the Declarant where the one class voting structure is in effect. The Board shall not enter into any agreement for professional management which provides for the services of Declarant.

(6) In general, the Board shall have authority to conduct all business affairs of common interest to all Owners. The powers of the Board shall include, but shall not be limited to, authority to, make or authorize contracts for and pay for utilities, repairs, janitor, gardening, trash and garbage removal, legal and accounting services and such other services and expenses as shall be reasonably required for the maintenance of the Common Area; purchase and pay for such insurance as

may be referred to hereinafter; purchase and pay for necessary supplies and personal property for the Common Area; pay any taxes assessed against any commonly owned personal property, and levy liens, interest charges and collection cost charges against Owners who default in payment of their assessments.

(7) To make reasonable rules and regulations for the operation and use of the Project and to amend them from time to time, provided that any rule or regulation may be amended or repealed by an instrument in writing signed by the Owners of a majority of the Condominiums.

(8) The Board shall regularly prepare and distribute to each Owner the following financial statements:

(a) A budget for each fiscal year shall be distributed not less than 45 days and not more than 60 days prior to the beginning of the fiscal year. The budget shall include at least estimated revenue and expenses on an accrual basis, amount of total cash reserves currently available for repairs and maintenance of the major components of the Common Areas and facilities and for contingencies, an estimate of the current replacement costs of the estimated remaining useful life of, and the methods of funding used to defray the future repair, replacement or additions to those major components which the Association is obligated to maintain and a general statement describing the procedures used to calculate the reserves necessary for repairs, replacement, or additions to such major components.

(b) A balance sheet--as of an accounting date which is the last day of the month closest in time to six months from the date of closing of the first sale of an interest in the subdivision--and an operating statement for the period from the date of the first closing to the said accounting date. This operating statement shall include a schedule of assessments received and receivable identified by the number of the subdivision interest and the name of the entity assessed; and

(c) A report shall be distributed within 120 days after the close of the fiscal year. Such report shall include a balance sheet as of the end of the fiscal year, an operating income statement for the fiscal year and a statement of changes in financial position for the fiscal year. If the gross income of the Association is less than \$75,000 in such fiscal year, such report shall be certified by an authorized officer that the report was prepared from the books and records of the Association without independent audit or review. If the gross income of the Association exceeds \$75,000 in such fiscal year, a review of the financial statement of the Association shall be prepared in accordance with generally accepted accounting principles of a licensee of the California State Board of Accountancy. A copy of such review shall be distributed within 120 days after the close of the fiscal year.

(d) In lieu of the distribution of the budget required by Paragraph (8)(a) hereinabove, the Board may elect to distribute a summary of such budget to all Owners with a written notice that the budget is available at the Unit owned by the Chief Financial

Office of the Association and that copies will be provided upon request and at the expense of the Association. If any Owner requests a copy of the budget required by Paragraph (8)(a) hereinabove to be mailed to the Owner, the Association shall provide the copy to the Owner by first-class United States mail at the expense of the Association and delivered within 5 days. The written notice that is distributed to each Owner shall be in at least 10-point bold type on the front page of the summary of the budget.

(e) In addition to financial statements, the Board shall annually distribute not less than 45 and not more than 60 days prior to the beginning of the fiscal year, a statement of the Association's policies and practices in enforcing its remedies against Owners for defaults in the payment of regular and special assessments including the recording and foreclosing of liens against Owners.

(9) The governing body shall do the following not less frequently than quarterly:

(a) Cause a current reconciliation of the Association's operating accounts to be made and review the same.

(b) Cause a current reconciliation of the Association's reserve accounts to be made and review the same.

(c) Review the current year's actual reserve revenues and expenses compared to the current year's budget.

(d) Review the most current account statements prepared by the financial institution where the Association has its operating and reserve accounts.

(e) Review an income and expense statement for the Association's operating and reserve accounts.

(10) Withdrawal of funds from the Association's reserve account shall require the signatures of either:

(a) Two members of the governing body or;

(b) One member of the governing body and an officer of the Association who is not also a member of the governing body.

(11) The Board shall elect its officers.

(12) The Board shall fill any vacancy on the Board except for a vacancy created by the removal of a Director or a vacancy of a Director who was specially elected by Class A Owners.

(13) The Board shall not take any of the following actions except with the approval of a majority of each class of membership where the two class voting structure is in effect as herein provided or of a majority of the voting power of the Association including a majority of the votes of Members other than the Declarant where the one class voting structure is in effect.

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(a) Entering into a contract for the furnishing of goods or services for the Common Area or the Association for a term longer than one year except for a management contract approved by the Federal Housing Administration or Veterans Administration, or except for a contract with a public utility company if the rates charged for the goods or services are regulated by the Public Utilities commission, or excepting prepaid casualty and/or liability insurance of not to exceed three (3) years duration, provided that the policy permits short term cancellation by the insured, or excepting a lease agreement for laundry room fixtures and equipment for a term not exceeding 5 years provided that the Lessor is not an entity in which the Declarant has direct or indirect ownership interest of 10% or more; or excepting agreements for cable television services and equipment for satellite dish television services and equipment of not more than 5 years duration provided that the supplier is not an entity in which Declarant has an ownership interest of 10% or more; or excepting agreements for sale or lease of burglar alarm or fire alarm equipment, installation and services of not to exceed 5 years duration provided that the supplier(s) are not entities in which Declarant has an ownership interest of 10% or more; and

(b) Incurring aggregate expenditures for capital improvements to the Common Areas in any fiscal year in excess of 5% of the budgeted gross expenses of the Association for that fiscal year; and

(c) Selling during any fiscal year, property of the Association having an aggregate fair market value in excess of 5% of the budgeted gross expenses of the Association for that fiscal year; and

(d) Paying compensation to Directors or officers of the Association for services. (Directors or officers may be reimbursed for expenses incurred in Association business);

(e) Filling a vacancy on the Board of Directors.

(14) The Board may take actions without a meeting if all its Members consent in writing to the action to be taken. If the Board resolves to take action without a meeting, an explanation of the action shall be posted at a prominent place or places within the Common Area within 3 days after the written consents of all Directors have been obtained.

5 Maintenance, Repairs and Alterations.

Notwithstanding the existence of any insurance covering a Condominium Owner, the Association, or both, against loss, damage and destruction, the Association and each Owner shall have the affirmative obligations for maintenance, repair and restoration as set forth herein.

(a) Maintenance and Repair of Common Areas.

Except as otherwise expressly provided herein, the Association shall maintain the Common Areas, and such maintenance shall include, but not be limited to, care and redesign of lawns and other landscaping,

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maintenance and repair of the fences, walls and the exterior of the Project's building structure including the roof. No Owner shall do anything which would interfere with the Association's maintenance of the landscaped areas and exterior of the structure including all fences and walls. The cost of such maintenance shall be assessed in accordance with this Article, except that the cost of any such maintenance, repair or replacement which results from the negligence or intentional misconduct of a particular Owner, his guest, or any occupant of his Unit, shall be an assessment and obligation of such Owner. Such assessment and obligation is subject to the restriction of Article IV, paragraph 5(b) herein.

(b) Damage to Interiors of Units

(1) Should the windows, doors, or interior of any Unit or any part thereof not part of the Common Areas be damaged or destroyed by any cause, the Owner whose Unit is damaged or destroyed shall at his own cost and expense, repair and restore the same or cause the same to be repaired and restored substantially in accordance with the original plans and specifications for the Unit. All such repair and restoration work and the plans and specifications therefore shall be done and approved in accordance with all applicable laws, ordinances, regulations and building codes.

(2) Should the window, doors, or interiors of more than one Unit or any parts thereof, not part of the Common Areas, be damaged or destroyed by any common means, the Owners of each of the Units shall bear their proportionate cost of the work performed to repair, rehabilitate, and restore the same. In the event of a dispute between the responsible parties as to the apportionment of such costs the Association shall fix and apportion them to and between the responsible parties and the determination of the Association shall be conclusive and binding.

(c) Maintenance and Repair of Interior of Units.

Each Owner shall maintain his Unit, at his own cost and expense, in good order and repair in accordance with the original plans and specifications for the Unit, and shall not do or permit or suffer anything to be done in such Unit which will or may have a tendency to decrease the attractiveness or value of the Project or the other Units therein. Each Owner's obligation to maintain and repair his Unit shall include, but not be limited to, floor and wall surfaces of his household, plumbing, electrical and utility outlets, appliances, air conditioning unit, devices, equipment and fixtures which are within said Owner's Unit and service only his Unit or which are designated and assigned to his Unit in the Condominium Plan.

(d) Alterations and Modifications

In the event any Owner obtains the Board's consent with respect to permitting such Owner to make an alteration or modification to his Unit or to the Common Area (which alteration and/or modification shall include the construction of overhangs, latticework, awnings, or any type

of shading or material constructed over a patio area and deck area, then such Owner (including, without limitation, Owner's successors and assigns) shall be obligated to maintain and repair such alteration and/or modification and the cost and expense therefore shall be that of the Owner and not the Association. No alteration or modification can be made to the fences or walls.

(e) Other Maintenance.

Each Owner shall keep the interior and floor surfaces of his parking spaces and storage room, in a reasonably sanitary and clean condition. Each Owner shall have the option to place potted or boxed plants in his deck area, if any. No Owner shall excessively water plants in his deck area or in anyway cause a wet and slippery surface on the center walkway. Each Owner shall have the right and duty to clean the drains in his patio area and deck area, if any. Repair work of the drains and piping system shall be by the Association.

(f) Failure of Owner to Repair or Maintain.

In the event an Owner shall have failed for a period of sixty days to maintain, repair, restore and/or rebuild his Unit or to maintain the parking spaces and storage room as required by Article III, the Association shall have the right through its officers, agents and employees to maintain, repair, restore and/or rebuild the same, and the Association may assess the costs thereof as an assessment upon the Owner whose Unit was so repaired, maintained, restored and/or rebuilt or whose parking spaces were so maintained. This assessment is a special assessment which is governed by the provisions of Article IV, Paragraph 5(b) herein and is not an assessment which may become a lien against the owner's unit.

(g) Right of Entry.

The Association, through its duly authorized officers, agents or employees, shall have the right, after reasonable notice to the Owner to enter any Unit at reasonable hours for the purpose of exercising its rights or performing its duties under this Declaration. To the extent reasonably necessary for the performance of his duties under this Article, each Owner, upon obtaining written approval from the Board, shall have a right to enter the Common Areas and/or other Units at reasonable times and after reasonable notice to the Unit Owner or Association, as the case may be. The Project is subject to easements for repair, maintenance and restoration, as set forth in the preceding sentences, provided, however, that any person (including the Association) who exercises said right shall be responsible for restoring the easement area so used to its condition prior to such use.

(h) Neither the Association nor its Board of Directors (nor any Member thereof), nor its officers (nor any Member thereof), shall be liable for any failure to provide any service or perform any duty, function or responsibility designated or provided in this Declaration or in any other Condominium document to be performed by the same, or for injury or damage to persons or property caused by fire, explosion, the elements or by another Owner or person in this Condominium Project or resulting from electricity, water, rain, dust or sand which may leak or flow from outside any Unit or from any part of any building or from any pipes, drains, conduits, appliances or equipment, or from any other place or cause unless caused by the gross negligence of Declarant, the Association or its Board or officers, or the Manager or his staff.

(i) Neither the Declarant, nor its agents or employees, nor the Association, nor any Member of its Board of Directors, its officers, Manager or any member of his staff shall be responsible to any Owner nor to any member of his family, social guests, servants, employees or invitees for any loss or damage suffered by reason of theft or otherwise of any article, vehicle or thing which may be stored by such Owner or other person in or on any portion of the Common Areas, or within his own Unit, or within his parking area.

(j) In the event any personal injury or property damage is sustained by any person while physically within a Unit which shall result in a claim or suit against any other Owner or the Association, any of its officers, Members of its Board of Directors, the Manager or his staff, the Owner of such Unit, which such injury or damage occurred (i) shall and does hereby agree to fully indemnify and hold harmless such other Owner and the Association, officer, Director, manager or member of his staff against whom such claim or suit is brought and (ii) does hereby agree to defend at his own cost and expense any litigation resulting therefrom in which such other Owner and/or the Association, officer, Director, Manager or member of his staff has been made a party; provided that no such obligation shall exist with respect to other Owner or other person whose negligence or willful misconduct caused or contributed to the cause of any such injury or damage.

6. Regular and Special Meetings of the Association.

(a) The regular meetings of the Association shall be held at least once each calendar year at a place within the Project at a time prescribed by the Bylaws.

(b) A special meeting of the Members of the Association shall be promptly called by the Board upon a vote for such a meeting by at least two of the Directors, or upon receipt of written request therefore signed by Owners representing 5% of the total voting power. The special meetings shall be held within the Project.

(c) Written notice of regular and special meetings shall be given to Owners by appropriate means. The notice shall be given not less than 10 nor more than 60 days before the date of the meeting. The notice shall specify the place, day and hour of the meeting and in the case of a special meeting, the nature of the business to be undertaken.

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(d) No business of the Association shall be undertaken at a meeting unless there is at least 51% of the voting power of the Association present at the meeting, either in person or by proxy. This is herein defined as a "quorum" of the Association. In the absence of a quorum at an Association meeting, the meeting may be adjourned by a majority of those present in person or by proxy to a date not less than five and not more than thirty days after the original meeting date. The quorum requirements for a duly adjourned meeting shall be not less than thirty percent of the total voting power of the Association, either in person or by proxy. If a time and place for the adjourned meeting is not fixed by those in attendance, at the original meeting or, if for any reason, a new date is fixed for the adjourned meeting after adjournment, notice of the time and place of the adjourned meeting shall be given to Members in the manner prescribed for regular meetings.

(e) Voting may be either by voting by an Owner in person or by proxy or by a representative of the Owner, authorized in writing by the Owner to proxy vote. Proxy voting shall be in accordance with Corporations Code Section 7613(b). The proxy shall identify the person(s) authorized to exercise the proxy and the length of time it will be valid. Any proxy form provided to an Owner for his use shall provide a choice between approval or disapproval of each matter to be acted upon. The proxy form shall provide that such vote shall be cast in accordance with the choice specified.

(f) Any action which may be taken by the vote of Members at a regular or special meeting, except the election of Directors, may be taken without a meeting if done in compliance with the provisions of Section 7513 of the Corporations Code.

(g) Voting in those instances where the Declarant is not precluded from voting shall be as follows: While both Class A and Class B voting memberships exist in the Association, the affirmative vote of a majority of the Class A membership and of a majority of the Class B membership is required to approve any action by the Association. While there is only one class of voting membership existing in the Association, the affirmative vote of a majority of the total voting power of the Association as well as a majority of the voting power of the Owners other than Declarant is required to approve any action by the Association.

7. Meeting of the Board of Directors.

(a) Regular meetings of the Board shall be held as prescribed in the Bylaws.

(b) Notice of the time and place of a regular meeting shall be posted at a prominent place within the Common Area and shall be communicated to Members of the Board not less than 4 days prior to the meeting unless the time and place of a meeting is fixed by the Bylaws. Notwithstanding any other provision of this Declaration, notice of a meeting need not be given to any Board Member who has signed a Waiver of Notice or a consent to hold the meeting.

(c) Special meetings of the Board may be called by written notice signed by the President or signed by the other two Directors.

(d) The notice shall specify the time and the place of such special meeting and the nature of the business to be undertaken. The notice shall be posted at a prominent place within the Common Area no less than 72 hours prior to the scheduled time of the meeting and a notice shall be sent to all Directors. Notwithstanding any other provision of this Declaration, notice of a special meeting need not be given to any Director who has signed a waiver of notice or a written consent to holding of the meeting.

(e) Regular and special meetings of the Board are open to all Owners of the Association provided, however, that only Directors may participate in discussions or deliberations unless the majority of a quorum of the Board authorized non-Directors to so participate.

(f) The Board may with the approval of a majority of a quorum of Directors authorize adjournment of an open meeting and reconvening the Board in executive session to discuss and vote upon personnel matters, items of Association business involving litigation or items of a similar nature. The nature of all business to be considered in executive session shall first be announced in open session.

8. Rights of Inspection of Records.

(a) Any Owner or his duly authorized representative shall have the right to inspect and make copies of the register of Owners including mailing addresses and telephone numbers, books of account, and minutes of meetings of the Association and of the Board, during normal business hours at a place to be designated by the Board. The Board shall make rules regarding the notice required by the custodian of records, the times of inspection and payment of costs of copying.

(b) Every Director shall have the right to inspect and make copies and make extracts of all account books, records, and documents of the Association and inspect the physical properties of the Association, at all reasonable times.

ARTICLE IV

ASSESSMENTS AND LIENS

1. Each Owner shall have a personal obligation to pay all assessments, charges and other monetary sums which are levied against his Unit by the Association and become due while he is the Owner of such Unit. Such assessments, charges and other sums are also hereby established as charges upon the Unit to which they relate and shall be a lien thereon.

2. Each Owner's share ("assessment share") in the common expenses of the Association shall be in accordance with his percentage assessment as set forth in Exhibit "A". The assessment share attributed to each

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Unit shall not be changed without the prior written approval of 75% of all first mortgagees of Units.

3. Each Owner, including Declarant, shall be subject to the following assessments in amounts to be determined by the Association:

(a) Regular monthly maintenance assessments equal to the Owner's assessment share of the actual or estimated cost of all maintenance, repairs, taxes, insurance and other common expenses for which the Association is responsible; and

(b) Adequate reserves for replacement of Common Areas, whether by capital contribution or otherwise, which reserves shall be amortized and collected on a monthly basis, and special assessments for capital expenditures or other purposes all on the same basis as for regular assessments, provided that the special assessments in any fiscal year which in the aggregate exceed 5% of the budgeted gross expenses of the Association for that fiscal year, must be approved by the affirmative vote or written assent of a quorum of Owners, casting a majority of the voting power of the Association held by Owners other than the Declarant. For the purposes of this sub-paragraph a "quorum" means more than 50% of the Owners; and

(c) Charges, payments, fines, penalties, and such other sums as become payable under this Declaration or by Bylaws.

(d) The assessment provided for in paragraphs 3 (a) and (b) shall commence with respect to all Condominiums including the Declarant's on the first day of the month following the close of the first sale of a Condominium.

4. Each Owner shall pay all assessments levied upon his Condominium (whether pursuant to this or any other provisions hereof) to the Association within 15 days of the due date or the assessment shall be delinquent. If an assessment is delinquent, the Association may assess the Owner for a late charge in the amount of \$10.00 or 10% of the delinquent assessment, whichever is greater, and reasonable collection and lien enforcement costs including reasonable attorney's fees. No Owner may exempt himself from liability for his share of assessments by waiving the use of enjoyment of the Common Area or by abandoning his Unit. All assessments against a Condominium shall be the separate debt of the Owner(s) of such Condominium.

5. The Association may impose interest on all sums due, including the delinquent assessment, late charge and reasonable costs of collection at the annual rate of 12 per cent, commencing 30 days after the assessment becomes due. Such amount shall, if not paid within (30) days of the due date, become a lien upon the Owner's Unit and shall continue to be such a lien until fully paid, subject to the following conditions.

Except as provided in (a) and (b) hereinafter, every special assessment shall be levied upon the same basis as that prescribed for the levying of regular assessments.

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(a) A special assessment to raise funds for the rebuilding or major repair of the structural Common Area housing Units of the Project shall be levied upon the basis of the ratio of the square footage of the floor area of the Unit to be specially assessed to the total square footage of floor area of all Units to be so specially assessed.

(b) A special assessment which is a monetary penalty imposed by the Association as a disciplinary measure for failure of an Owner to comply with the governing documents or as a means of reimbursing the Association for costs incurred by the Association in the repair of damage to Common Areas, and facilities for which the Member was allegedly responsible or in bringing the Owner and his Unit into compliance with the governing documents is not an assessment which may become a lien against the Owner's Unit enforceable by a sale of the Unit in accordance with the provisions of Section 2924, 2924(b) and 2924(c) of the California Civil Code.

(c) A lien shall become effective against any such Unit only upon recordation by the Association of a Notice of Delinquent Assessment in accordance with California Civil Code. The Notice of Delinquent Assessment shall state the amount of delinquent assessments and other charges, a description of the Unit against which the same has been assessed, the name of the Owner of such Unit, and the name and address of the trustee authorized by the Association to enforce the lien by non-judicial sale, if such is desired by the Association. Such Notice of Delinquent Assessment shall be executed by the authorized representative of the Association. Upon the payment of all delinquent assessments and charges, or upon other satisfaction thereof, the Association shall cause to be recorded a release of lien.

(d) Any action brought to foreclose such lien shall be commenced within one year following such recordation; provided, however, that said period may be extended by the Association for a period not to exceed one additional year by recording a written extension thereof.

(e) Any such lien shall not defeat nor render invalid nor rank the lien of any first mortgage affecting any Unit made in good faith and for value and recorded in the office of said County Recorder prior to the recordation of any such lien, and any such lien shall be subordinate and subject to the lien of any such prior recorded first mortgage.

(f) The Association is hereby vested with the right and power to bring at its option any and all actions against an Owner for the collection of said assessments which are not paid when due, and to enforce the aforesaid lien by any and all legal methods, including an action against the Owner personally, the right to foreclose such lien by sale of the court, or the right to sell the Owner's interest by power of sale, which may be enforced by the trustee authorized in the Notice of Delinquent Assessment or by a Trustee substituted pursuant to the provisions of Civil Code S2934a. A sale of an Owner's interest by power of sale shall be conducted in the same manner provided in California Civil Code S2924a. A sale of an Owner's interest by power of sale shall be conducted in the same manner provided in California Civil Code S2924, 2924b, and 2924c, (or any similar statutory provisions that may hereafter

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exist) for the foreclosure by power of sale of mortgages. Such provisions shall be applied and adapted to the foreclosure to the extent reasonably possible and consistent in view of the differences between the lien and mortgages, generally (for example, "trustor" as used in the statute would refer to the delinquent "Owner" and "beneficiary" would refer to the "Association").

(g) The Association may accept a deed in lieu of foreclosure.

6. The Association shall have the power to bid on the property sold in its own name and to hold, lease, mortgage and convey the same for the benefit of all the Owners. All rights and remedies granted to the Association hereunder shall be cumulative and the exercise of one or more rights or remedies shall not constitute as a waiver or election preventing the use of other rights or remedies. The Association shall be entitled to collect from a defaulting Owner all costs and attorney's fees incurred in connection with pursuing the collection of said assessments and/or the enforcement of a lien.

7. Voting rights attributable to ownership interests in the Project shall not vest until assessments against those interests have been levied by the Association. During any period in which a Member shall be in default in the payment of any assessment levied by the Association, the voting rights of such Member may be suspended until such assessment has been paid. Such rights of a Member may also be suspended, after notice and hearing, for a period not to exceed thirty days, for any single infraction of any rules and regulations. The procedures for notice and hearing must satisfy the minimum requirements of Section 7341 of the Corporations Code.

8. All sums assessed and collected by the Association as part of the maintenance charges which are budgeted to fund reserves for anticipated long-term maintenance, repair and replacement of capital improvements upon the Common Area, the cost of which would not ordinarily be incurred on an annual basis, shall be received by the Association as contributions to the capital of the Association by the Member assessed, and shall be received in trust by the Board, set aside and segregated from the other collection maintenance charges, invested at interest in savings accounts or certificates of deposit of banks or savings and loan associations within the County of Los Angeles, State of California or forms of indebtedness backed by the full faith and credit of the United States Federal Government, and shall be used for the sole purpose of paying the cost of long-term maintenance, repair and replacement of capital improvements upon the Common Area, the cost of which would not ordinarily be incurred on an annual basis.

9. The Board, except as hereinafter provided, shall not impose a regular annual assessment which is more than 20% greater than the regular assessment for the immediately preceding fiscal year except with the affirmative vote or written assent of a quorum of Owners, casting a majority of the voting power of the Association held by Owners other than the Declarant. For the purposes of this paragraph, a "quorum" means more than 50% of the Owners. Nevertheless, the Board may impose a regular annual assessment which may be more than 20% greater than the regular

assessment for the immediately preceding fiscal year in the following special situations:

(a) Extraordinary maintenance or repair expenses of the Common Areas or other areas which the Association is obligated to maintain or repair, which the Board could not have reasonably foreseen in preparing the required operating budget provided that prior to imposition of this increased assessment, the Board shall pass a resolution continuing findings as to the necessity of such extraordinary expenses and the reasons why such expense was not foreseen in the budgeting process, and shall distribute the resolution with the notice of assessment; and

(b) Extraordinary expenses necessary to repair or maintain the project or any part thereof that the Association is responsible to maintain when a threat to personal safety in the property is discovered.

(c) An extraordinary expense required by court order.

ARTICLE V

INSURANCE

The Association, for the benefit of the Units and Owners, shall acquire the following insurance policies:

1 Casualty

A multi-peril type policy is required covering the entire Condominium Project providing as a minimum fire and extended coverage and all other coverage in the kinds and amounts commonly required by private institutional mortgage investors for projects similar in construction, location, and use in an amount not less than 100% of the insurable value based on replacement cost. If the Project is located in an area identified by the Secretary of Housing and Urban Development as an area having special flood hazards, a "blanket" policy of flood insurance on the Project must be maintained in the amount of the aggregate of the outstanding principal balances on the encumbrances (loans) on the Units or the maximum limit of coverage available under the National Flood Insurance Act of 1968, as amended, whichever is less. Such policy or policies shall:

(a) State that the insured shall be the Association.

(b) Contain a standard mortgage clause that must be endorsed to provide that any proceeds shall be paid to the Association for the use and benefit of mortgagees as their interest may appear.

(c) Provide for 10 day prior written notice to the mortgagees' of cancellation or reduction in type or amount of coverage.

(d) Contain provisions protecting against any reduction in coverage, setoff, proration or contribution by reason of any insurance held by an Owner.

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2. The Association shall have a policy of public liability insurance covering all the Common Areas. Such policy shall include a "severability of interest" endorsement which shall preclude the insurer from denying the claim of an Owner because of negligent acts of the Association or other Owners. The policy shall include coverage in the kinds and amounts required by private institutional investors for projects similar in construction, location and use. Coverage shall be a minimum of \$1,000,000 per occurrence for personal injury and/or property damage.

3. Fidelity.

A fidelity bond or insurance for Directors, officers, trustees, employees and volunteers responsible for handling funds collected and held for the Association or Owners, naming as insured the Association for an amount sufficient to cover at least one and one-half times the Association's estimated annual operating expenses and reserves.

4. Workmen's Compensation.

Workmen's compensation insurance, including employer's liability insurance to the extent necessary to comply with applicable laws.

5. Insurer Rating.

All policies of insurance obtained by the Association as provided in this Article shall be obtained from an insurance company qualified to do and doing business in the State of California and holding a rating of "B/VI" or better by Best's Insurance Reports, and such policies may be obtained from one or more companies.

ARTICLE VI

COVENANTS AND RESTRICTIONS REGARDING USE

1. Except as provided in paragraph 11 of this Article (respecting Declarant's use of the Project), the Condominium shall be used solely for single family residential use. Guests, tenants, lessees, and servants shall be permitted, however; occupancy of a Unit shall be by no more persons than can reasonably and comfortably be accommodated therein.

2. No bird, reptile or animal of any kind shall be raised, bred or kept in any unit, or in any common area, except that, subject to such rules and regulations as the Association may adopt, dogs, cats or other domestic household pets may be kept in a Unit and permitted upon any portion of the Common area designated therefore by the Board, provided that no bird, reptile or animal of any kind shall be kept, bred or maintained (i) for any commercial purpose, (ii) in unreasonable numbers, or (iii) for any purpose if there would be involved an odor or noise which would unreasonably disturb the use and enjoyment of any portion of the Project by other Owners. The Owner of any pet shall and does hereby indemnify all other Owners, the Association, its Board of Directors,

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Officers, the Manager and his staff and agrees to hold each of them harmless from and against any and all loss, cost, liability or expense of any kind or character whatsoever arising from or growing out of his having such pet within the Project. Any inconvenience, damage or injury caused by such domestic pet or pets shall be the responsibility of the Owner to whom such pet belongs. In no event shall any such domestic pet or pets be permitted in or on any portion of the Common Area unless carried or on a leash. Any pet deemed a nuisance by the Association after a hearing, shall be removed from the Project.

3. The Project's parking spaces shall be used solely for parking passenger vehicles, unless written approval is otherwise obtained from the Association. No boats, trailers or trucks which contain temporary sleeping quarters (commonly called campers), are allowed in the parking spaces.

4. No Owner, tenant, or other occupant of the Project shall post any advertisement, signs, flags, banners or posters of any kind for public display except with the prior written approval of the Board as to size, type, color, style and location and except that a sign of reasonable dimensions may be posted to advertise a Unit for sale or lease. These restrictions, however, shall neither apply to nor limit the right of Declarant to display or have displayed, on unsold Units and Common Areas, signs, posters, banners, flags, and similar items advertising the sale or lease of the Project or Units therein provided that said right of Declarant shall terminate no later than 3 years after the date of recordation of this Declaration. Display of an American or California flag shall be subject to the Association's rules and regulation and shall require prior written approval of the Board as to compliance therewith. The Board shall have the right to remove any item displayed in violation of this Article.

5. No Unit or other part of the Project shall be used in such manner as to unreasonably obstruct or interfere with the enjoyment of other residents or to annoy them by unreasonable noises or otherwise; nor shall any nuisance or immoral or illegal activity be committed or permitted to occur, or any noxious or offensive activity be carried on within the Project.

6. No Owner, resident or lessee shall install wiring for electrical or telephone installations, cable television, television antennae, machines or air conditioning Units on the exterior of the buildings of the Project, or wiring that protrudes through the walls or the roof of the buildings except as authorized in writing by the Association. Such authorization shall not be unreasonably withheld.

7. Except as otherwise provided in this Declaration, there shall be no obstruction of the Common Area, nor shall anything be kept or stored in the Common Areas (except for designated storage areas) nor shall anything be altered, constructed or planted in, or removed from the Common Areas, without the prior written consent of the Association.

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8. No Owner shall permit anything to be done or kept in his Unit or in the Common Areas which will result in the cancellation of insurance on any part of the Project, or which would be in violation of any law. No waste shall be committed in the Common Areas.

9. No Owner shall cause or permit anything to be placed on the outside walls of his Unit, and no signs, awning, canopy, window air conditioning Unit, shutter, or other fixture shall be affixed to or placed upon the exterior walls or roof of any building or any part thereof, without the prior written consent of the Association.

10. No concealed trash or rubbish container of similar items visible from public or private streets, other Units, or recreational areas shall be kept or maintained within the Project, except those designated by the Board. No Owner or tenant shall dispose of trash or rubbish within the Common Areas except in the bins and the receptacles provided by the Association therefore. No trash or refuse cans, ice, milk bottles or other articles shall be placed in the Common Area, nor shall any cloth, curtains, rugs or mops, dirt or other articles or substances be hung, shaken, swept or thrown from, on or into any Common Area, staircase, door, window or balcony. However, nothing contained in this Paragraph shall prohibit the placing of normal deliveries of articles such as packages, newspapers and dairy products in the Common Areas in front of a Unit's door; provided, however, that an Owner shall not permit such items to accumulate in the Common Areas in unreasonable numbers or for an unreasonable time.

11. Until Declarant has completed all of the contemplated improvements and closed the sales of all of the Condominiums, neither the Owners nor the Association shall interfere with the completion of the contemplated improvements and the sale of the Condominiums. Declarant and its authorized agents and assigns may make such use of the unsold Units and of the Common Areas as may facilitate completion and sale, including, but not limited to, maintenance of model homes and sales and construction offices, the showing of the Project and the Units therein; provided, however, that Declarant shall not unreasonably interfere with any Owner's use and enjoyment of the Project and all said rights of Declarant shall terminate no later than 3 years after the date of recordation of this Declaration.

12. No Owner or lessee, except for Declarant shall make, or cause to be made, any alteration, repair or addition to his Unit which would substantially affect the exterior appearance thereof or create a risk of harm to the Project, or impair any easement, without the prior written approval of the plans and specifications therefore by the Board. If the Board fails to approve or disapprove plans and specifications within thirty (30) days of submission, they shall be deemed to be approved.

13. No water bed or item of similar (or greater) weight and density shall be kept in any Unit unless the Owner provides an insurance policy of no less than \$5000 liability for damage.

14. An Owner may lease or rent his Unit. No Owner shall lease or rent less than the entire Unit. No Owner shall enter into any rental, lease or tenancy agreement unless such agreement is in writing. Such written agreement shall include an express provision that is subject in all respects to the provision of this Declaration, the Bylaws, and rules and regulations and that any failure by the lessee or tenant to comply with the terms of such documents shall be a default under the agreement.

15. All Owners, lessees, guests and occupant of Units shall abide by the Bylaws and any rules and regulations adopted by the Association.

16. In the event an Owner leases his Units, then such Owner must deliver to the Board of Directors, of the Association a certificate, executed by such Owner's tenant, whereby such tenant certifies and acknowledges that: (i) he has received both a copy of this Declaration, as amended, and copy of the Bylaws of the Association, and he has read and understood said documents; (ii) such tenant shall abide by all of the terms and conditions set forth in said Declaration, as amended, and in the Bylaws; (iii) such tenant shall expressly assume all of the liabilities set forth in the Declaration as if such tenant was an Owner; and (iv) all of the terms and conditions contained in the Declaration, as amended, shall apply to such tenant as if the tenant was the Owner of the subject Unit. Notwithstanding anything to the contrary contained hereinabove, nothing herein shall be deemed to relieve the Owner of the subject Unit from his obligations and liabilities as set forth in the Declaration, as amended, and in the Bylaws of the Association.

17. No Unit shall be used in such manner as to obstruct or interfere with the enjoyment of the Owner or occupants of other Units or annoy them by unreasonable noise or otherwise, nor shall any illegal or extra hazardous activity be committed or permitted to occur in any Unit. No noxious or offensive activity shall be carried on in any of the Units or in the Common Area, nor shall anything be done therein which may cause unreasonable embarrassment, annoyance or nuisance to the Owners or occupants of other Units in their use or enjoyment of their Units or in the Common Area.

18. No Owner, tenant, or other occupant of the project shall lock or obstruct the opening or closing of gates that separate adjoining patio areas.

19. No Owner, tenant, or other occupant of the project shall lock or obstruct the opening or closing of gates that separate patio area from adjoining common area.

ARTICLE VII

TRANSFER OF A CONDOMINIUM

1. Upon the lease, sale or other transfer of a Condominium, either the Owner who transfers the Condominium or the transferee shall notify the Association within 5 days, in writing, of the name and address of the transferee, the Unit involved and such other information relative to the

transfer and the transferee as the Association may reasonably request. All transfers shall be subject to this paragraph, including, but not limited to, transfers occurring by reason of sale, lease, gift, devise or inheritance. The provisions of this Article shall not apply to Declarant.

2. Prior to transfer of title, the Owner shall provide to the prospective transferee the following:

(a) A copy of the governing documents of the Project.

(b) A copy of the most recent financial statement of the Project.

(c) a written statement by an authorized representative of the Association as to the amount of any unpaid assessment including any late charges, interest and costs of collection.

3. Any person who willfully violates the provisions of Paragraph 2 of this Article VII shall be liable to a prospective purchaser of a Condominium for actual damages plus a civil penalty not to exceed \$500.00.

ARTICLE VIII

DESTRUCTION OF PROJECT

1 Bids and Insurance Proceeds.

As soon as practicable after the damage or destruction of all or any portion of the Common Area, the Board of Directors shall (i) obtain bids from at least two (2) reputable contractors, licensed in California, which bids shall set forth in detail the work required to repair, reconstruct and restore the damaged or destroyed portions of the Common Area to substantially the same condition as they existed prior to such damage and the itemized cost of such work, and (ii) determine the amount of all insurance proceeds available to the Association, as trustee or otherwise, for the purpose of effecting such repair, reconstruction and restoration and the amount of proceeds of insurance purchased by the Association which will not be made available to the Association for such purpose by reason of the payment of such proceeds to mortgagees holding mortgages encumbering Condominiums within the Project.

2. Sufficient Insurance Proceeds.

In the event of damage or destruction to all or a portion of the Common Area and the insurance proceeds available to the Association, as trustee or otherwise, are sufficient (when added to any sums actually received by the Association as the result of any special assessment) to effect the total repair, reconstruction and restoration of the damaged or destroyed Common Area, then the Association shall cause such Common Area to be repaired, reconstructed and restored to substantially the same condition as the same existed prior to such damage or destruction.

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3. Insurance Proceeds Partially Sufficient.

In the event of damage or destruction to all or any portion of the Common Area and the insurance proceeds available to the Association, as trustee or otherwise, are sufficient (when added to the sum actually received by the Association as the result of any special assessment) to cover at least eighty-five percent (85%) of the cost of such repair, reconstruction and restoration, the Association shall promptly cause the Common Area to be repaired, reconstructed and restored to substantially the same condition as said Common Area existed prior to such damage, and the difference between the insurance proceeds available to the Association for such purpose and the actual cost of such repair, reconstruction and restoration shall be specially assessed to each Owner on the basis of the ratio of the square footage of the floor area of the Unit to be assessed to the total square footage of floor area of all Units to be assessed; provided that, notwithstanding anything to the contrary, no repair, reconstruction or restoration provided for in this Section shall be conducted if, within sixty (60) days from the date of such damage or destruction, the Owners otherwise entitled to vote, which Owners hold in the aggregate more than a seventy-five percent (75%) interest in the Common Area, determine that such repair, reconstruction and/or restoration shall not take place.

4. Insurance Proceeds Less Than Eighty-Five Percent (85%) of the Cost to Restore.

If the proceeds of insurance available to the Association, as trustee or otherwise, are insufficient (when added to any sums actually received by the Association as a result of any special assessment) to cover at least eighty-five percent (85%) of the cost of repair, reconstruction and restoration to the damaged or destroyed Common Area, then Owners otherwise entitled to vote, which Owners in the Common Area, shall determine whether (a) to repair, reconstruct and restore the damaged or destroyed Common Area and specially assess all Owners for all additional funds needed for such purpose or (b) not to repair, reconstruct or restore the damaged Common Area but to distribute the insurance proceeds available for such reconstruction together with any other sums otherwise available to the Association for such purpose to the Owners (including Declarant with respect to any retained or unsold Condominium), each Unit to be allocated an amount according to the respective fair market values of the Units as determined by an independent appraiser as of a date immediately prior to the time of destruction but subject to (i) the rights of mortgagees holding mortgages encumbering Condominiums within the Project and (ii) all unpaid regular and/or special assessments together with any interest charged attributable thereto. Said independent appraiser shall be a Member of the Society of Real Estate Appraisers and be a Senior Residential Appraiser and follow the procedures recommended by said organization. If 75% or more of Owners do not agree to either rebuild as in (a) above, or not to rebuild as in (b), above, then the Owners shall be deemed to have agreed not to rebuild and (b), above, shall be carried out.

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5 Reconstruction

If repair, reconstruction and restoration are to take place in accordance with the provisions hereof, the Board shall (i) enter into a written contract with a contractor licensed in California and submitting the lowest reasonable bid for such repair, reconstruction and restoration (ii) disburse insurance proceeds available for said work and funds collected by reason of special assessments authorized therefore in appropriate progress payments and (iii) take all steps necessary to ensure the commencement and completion of such repair, reconstruction and restoration in a lawful, workmanlike manner at the earliest possible date.

6 Certificate of Intention.

After any vote of the Owners as provided in this section with respect to whether to repair and restore or not to repair and restore all or any portion of the Common Area, the Board of Directors shall, within thirty (30) days after such vote, cause to be executed, acknowledged and recorded in the Office of the County Recorder for the County of Los Angeles, State of California, a certificate setting forth the intention to repair and restore the Common Area or not to repair and restore Common Area. Immediately upon the recordation of such a certificate setting forth the intention of the Owners not to repair and restore the damaged portions of the Common Area, the right of partition suspended by Article IX shall be revised.

7. Revision of Condominium Documents.

In the event it is in the determination and vote of the Owners, as provided herein, to repair, reconstruct or restore any damaged portion of the Common Area, or not to do so, the Board shall, as soon as practicable after the recordation of the certificate of intention described in Article VIII, Section 6, cause to be prepared, filed and/or recorded any revised subdivision map, Condominium plan or other documents, reports, schedules or exhibits necessary to show the change or altered status of the Project, including, without limitation, the elimination of one or more of the Units, as a result of such damage. The cost (including attorney's fees) of the preparation, filing and/or recordation of any document, map report, schedule or exhibit referred to herein shall be specially assessed to the Owners in accordance with their percentage interest.

ARTICLE IX

PARTITION

1. Except as provided in California Civil Code S1359, there shall be no judicial partition of the Common Areas, nor shall Declarant or any person acquiring any interest in the Project, or any part thereof, seek any judicial partition thereof; provided, however, that if any Condominium shall be owned by two or more Owners as tenants in common or

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as joint tenants, nothing herein contained shall be deemed to prevent a judicial partition as between such Owners.

2. The Association, acting through its Board of Directors, is hereby granted an irrevocable power of attorney to sell the entire Project for the benefit of all the Owners when partition of the Project may be had under California Civil Code S1359, which shall (i) be binding on all Owners; (ii) be exercisable only after recordation by the duly authorized officers of the Association of a Certificate setting forth compliance with the foregoing condition, which certificate shall be conclusive evidence thereof in favor of any person relying thereon in good faith.

ARTICLE X

CONDEMNATION

In the event the Project or any portion thereof shall be taken or condemned by any authority under the power of eminent domain, all compensation and damages relating to the land or improvements shall be payable to the Association as trustee for all Condominium Owners and mortgagees according to their respective interests as they may appear. The Association shall give prompt written notice of condemnation proceedings to all first mortgagees. All compensation and damages shall be paid to the affected Owners and their respective mortgagees according to the relative values of the Condominium Units affected by the condemnation as determined by an independent appraiser selected by the Board.

Said appraiser shall be a Member of the Society of Real Estate Appraisers and be a Senior Residential Appraiser and shall follow the appraising procedures recommended by that organization.

ARTICLE XI

AMENDMENT

The requirements for amendment procedures for those documents which relate to the management and control of the Association and/or the common interests are as follow:

(a) Amendment of this Declaration shall require the affirmative vote or written consent of at least 67 percent of the total voting power of each class of membership where the two class voting structure is in effect or the affirmative vote or written consent of 67 percent of the total voting power of the Association and including a majority of Owners other than Declarant where the one class voting structure is in effect. Notwithstanding any other provision of this Article, any amendment of a specific clause or provision of this Declaration shall be not less than the prescribed percentage of affirmative votes required for action to be taken under that clause or provision.

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(b) Amendment of the Article of Incorporation shall require the affirmative vote or written consent of a majority of each class of membership and of the Board of Directors where the two class voting structure is in effect or of a majority of the Board and of Members representing a majority of the voting power of the Association and including a majority of the votes of Members other than the Declarant where the one class voting structure is in effect.

(c) Amendment of the Bylaws shall require the affirmative vote or written consent of a majority of the voting power of each class of membership where the two class voting structure is in effect or the vote or written consent of a majority of a quorum of the voting power of the Association and including a majority of Owners other than the Declarant where the one class voting structure is in effect.

(d) Notwithstanding any other provision of this Article, any amendment of a specific clause or provision of the Articles or Bylaws shall be not less than the prescribed percentage of affirmative votes required for action to be taken under that clause or provision.

ARTICLE XII

TERM OF RESTRICTIONS

This Declaration shall remain in full force and effect for a period of forty (40) years from the date hereof. Thereafter, it shall be deemed to have been renewed for successive terms of ten (10) years each unless revoked by an instrument in writing, executed and acknowledged by the Owners of a majority of the Condominiums within the Project, which said instrument shall be recorded in the office of the County Recorder of Los Angeles County, California, within ninety (90) days prior to any ten (10) year extension.

ARTICLE XIII

NOTICES

Any notices required to be sent to any Member of the Association under the provisions of this Declaration shall be deemed to have been received 72 hours after mailing when mailed with proper postage prepaid to the last known address of the person who appears as a Member on the records of the Association at the time of such mailing.

ARTICLE XIV

MORTGAGEES

To the extent that any of the provisions of this Article XIV conflict with any other provisions in this Declaration, then the provisions of this Article XIV shall control. As used herein, the term

"first mortgagee" shall include the beneficiary under the first deed of trust or equivalent security interest:

1. A first mortgagee, upon request, shall be entitled to written notification from the Association of any default in the performance by the Owner of an Unit of any obligation under this Declaration (including payment of assessments), the Bylaws or the Rules and Regulations which is not cured within thirty (30) days. Each Owner shall notify in writing the Association within thirty (30) days of close of the purchase escrow of his Unit of the name and address of the first mortgage holder on his or her Unit.

2. Any first mortgagee who acquires title to a Unit by or through trustee's sale or foreclosure of a first mortgage of first deed of trust, shall take such title free of the lien hereof for all assessments which accrued up to the time of trustee's sale or foreclosure, but subject to the lien hereof for all assessments and charges subsequently accruing (except for claims for a pro rata share of such assessments resulting from a pro rata reallocation of such assessment to all Units including the foreclosed Unit).

3. Except as provided by statute in case of condemnation or substantial loss to the Units and/or Common Areas of the Condominium Project, unless at least seventy-five percent (75%) of the first mortgagees (based upon one vote for each unit encumbered), or Owners (other than the Declarant) of the individual Condominium Units have given their prior written approval, the Association shall not be entitled to:

(a) by act or omission, seek to abandon or terminate the Condominium Project or Condominium Plan except for abandonment provided by statute in case of substantial loss to the Units and common elements.

(b) change the pro rata interest or obligations of any individual Condominium Unit for the purpose of: (i) levying assessments or charges or allocating distributions of hazard insurance proceeds or condemnation awards, or (ii) determining the pro rata share of ownership of each Condominium Unit in the Common Areas;

(c) Partition or subdivide any Condominium Unit;

(d) by act or omission seek to abandon, partition subdivide, encumber, sell or transfer the Common Areas (The granting of easements for public utilities or for other public purposes consistent with the intended use of the Common Areas by the Condominium Project shall not be deemed a transfer within the meaning of this clause);

(e) use hazard insurance proceeds for losses to any Condominium property (whether to Units or to Common Areas) for other than the repair, replacement or reconstruction of such Condominium property except as provide by statute in case of substantial loss to the Units and/or common areas.

4. Upon request, first mortgagees of Units shall have the right to (a) examine the books and records of the Association at reasonable times

and after reasonable notice; (b) receive an annual audited financial statement of the Project within 90 days following the end of any fiscal year of the Project; and (c) the right to designate a representative to attend all meetings of the Directors and/or Association.

5. All taxes, assessments and charges which may become liens prior to the first mortgage under local laws shall relate only to the individual Condominium Units and not to Condominium Project as a whole.

6. Notwithstanding any provision of this Declaration or the Bylaws or the Articles of Incorporation or the Rules and Regulations, which may be to the contrary, Owners or other parties shall not have any priority over the rights of the first mortgagees in the Units pursuant to their mortgages in the case of a distribution of insurance proceeds or condemnation awards for losses to or a taking of the Units and/or Common Areas. Such mortgagees shall be entitled to timely written notice of any such damage or loss, if the amount of such loss exceeds \$10,000.00.

7. Any agreement for professional management of the project, for any other contract providing for services for the Declarant, may not exceed one (1) year, unless approved by a majority of the owners, but in no event may exceed three (3) years. Any such agreement must provide for termination by either party without cause and without payment of a termination fee on ninety (90) days or less written notice.

8. If any Unit or portion thereof or the common elements or any portion thereof is made the subject matter of any condemnation or eminent domain proceeding or is otherwise sought to be acquired by a condemning authority, then the institutional holder of any first mortgage on a Unit will be entitled to timely written notice of any such proceeding or proposed acquisition.

9. No amendment of this Article XIV shall affect the rights of any first mortgagee recorded prior to the recordation of such amendment, who does not join in the execution thereof.

10. If any loan secured by a mortgage encumbering a condominium is owned by the Federal Home Loan Mortgage Corporation or its successors or assigns, or is tendered to the Federal Home Loan Mortgage Corporation or its successors or assigns for purchase, the Association and the Owners shall obtain and maintain in full force and effect all insurance coverages which may at any time and from time to time be required by the Federal Home Loan Mortgage Corporation or its successors or assigns and shall otherwise comply in all respect with all insurance requirements of the Federal Home Loan Mortgage Corporation which may be in effect at any time and from time to time.

ARTICLE XV

ARCHITECTURAL AND DESIGN CONTROL

1. The Committee for the control of structural and landscaping architecture and design shall consist of not less than three nor more

than five Members. The Declarant may appoint all the original Members of the Committee and any replacement Members until the first anniversary of the issuance of the original public report for the Project.

2. After the first anniversary of the issuance of the original public report for the Project, the Board shall have the power to appoint all of the Members of the Committee. Those Members appointed by the Board shall be Owners.

3. The Committee shall have the power to control the landscaping of the Common Areas, and to control any architectural changes to the Common Areas and to the Units.

ARTICLE XVI

MISCELLANEOUS

1 Enforcement of Restrictions.

(a) Remedy at Law Inadequate.

Except for the nonpayment of any Assessments and maintenance charges provided for herein, it is expressly declared, stipulated and agreed that the remedy at law to recover damages for the breach, default or violation of any term or provision of this Declaration, the Bylaws or rules of the Association is inadequate and the failure of any Owner, tenant, occupant or user of any Condominium or any portion of the Common Area or facilities thereof to comply with each and all of the terms and provisions of this Declaration, the rules, regulations, decisions, resolutions and Bylaws of the Association and its Board, all as lawfully amended from time to time, may be enjoined by the appropriate legal proceedings instituted by any Owner, the Association, and its Board, its officers, or the Manager, or their respective successors and assigns. Recognizing the need for a reasonable means of encouraging and insisting upon compliance with the provisions of this Declaration without resorting to suits for injunctive relief, the Board of Directors of the Association is hereby authorized to assess any Owner found to be in violation of any provision of this Declaration, after notice and hearing duly given and held by the Board pursuant to the provisions of Section 7341 of the Corporations Code, a sum not to exceed (i) Fifty Dollars (\$50.00) for any one violation.

(b) Limitation of Disciplinary Power of Association

The Association cannot cause a forfeiture of abridgement of an Owner's or occupant's right to full use of an Owner's Unit because of failure of the Owner or occupant to comply with the provisions of this Declaration and the rules regulations decisions, resolutions and Bylaws of the Association and its Board for the operation of Common Areas and facilities except by judgment of a court, an arbitration decision, or because of a foreclosure of sale under a power of sale for failure of the Owner to pay assessments duly levied by the Association.

(c) Costs and Attorney's Fees.

-33-

Order: 824W5B4P7

Address: 1920 Wyandotte street apt 2

Order Date: 09-03-2026

Document not for resale

HomeWiseDocs

proceeding arising because of any alleged breach or
s Declaration, the prevailing party shall be entitled to
of the proceeding and such reasonable attorney's fees
ned by the Court.

ulative Remedies.

pective rights and remedies provided by this Declaration
lable in equity shall be cumulative and the exercise of
these rights or remedies shall not preclude or affect
remedies for the same or different defaults or
he same or different failures of the Owners or others to
any provision of this Declaration.

lure Not a Waiver.

ure of Declarant, any Owner, the Board of Directors of
he Association, its Covenants contained in this
not constitute waiver of the rights to enforce the same

Protection.

this Declaration shall defeat or render invalid the
mortgage or first deed of trust made in good faith and
r, each and all of the provisions hereof shall be
ffective against any Owner whose title thereto is
ough trustee's sale or foreclosure of a first mortgage
d, except that said person who acquires title in such
title to said Condominium free of the lien thereof for
at have accrued prior thereto. The breach of any of
eof may be enjoined, abated, or reviewed by appropriate
chstanding the lien or existence of any such mortgage

ation

of this Declaration shall be liberally construed to
poses of creating a general plan for the development
e Project.

ty.

hereof shall be deemed independent and severable, and
artial invalidity or unenforceability of any one
n thereof shall not affect the validity or
ny other provisions hereof.

or Encroachments.

of the Common Areas encroach upon the Units, a valid
croachment and for the maintenance of same, so long as

-34-

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Order: 824W5B4P7
Address: 1920 Wyandotte street apt 2
Order Date: 09-03-2026
Document not for resale
HomeWiseDocs

Statement of Unpaid Assessments
19620 Wyandotte St HOA
PayHOA

Property Information:

1920 Wyandotte street Unit: apt 2
Reseda, CA 91335
Seller: Estate of Mitchell Lubinsky
Buyer: TO BE DETERMINED

Requestor:

A & A Escrow Services Inc.
Ana Bobadilla
310-550-6055
Estimated Closing Date: 10-23-2026

General Information

This information is good through	11-02-2026
Is this account in collections?	No
What is the current regular assessment against the unit?	350.00
What is the frequency of the assessment charge?	Monthly
The regular assessment is paid through:	10-14-2026
The regular assessment is next due:	10-15-2026
What day of the month are regular assessments due?	15
How many days after the due date is the regular assessment considered delinquent?	1
The penalty for delinquent assessments is:	NA

Specific Fees Due To 19620 Wyandotte St HOA

Closing agent is required to collect the following number of additional regular assessments at closing:	1
Are there any current special assessments or governing body approved special assessments, against units within the association? If yes, a comment is provided.	Yes
Comments: Replacement of gutters for the building. Project currently taking place and invoicing will follow after completion. \$1000/unit, have 90 days to pay.	
Owner's current balance due (you may total the owners balance due using the breakdown below):	\$640.16
Door Painting & Stair Power Wash	\$290.16
Reimbursement	
Monthly HOA Dues(sept)	\$350.00

General Association Information

Do the records of the Association reflect any alterations or improvements to the unit that violate the declaration?	No
Is the association (or developer) a named party in any pending lawsuits, except lawsuits for collecting assessments owed by owners other than the selling unit owner? If yes, please provide a summary of the lawsuit including the amount of money claimed in the lawsuits to which the association is a party.	No
Is there a restriction in the governing documents limiting the occupancy, residency, or use of a separate interest on the basis of age in a manner different from that provided in California Civil Code Section 51.3? If yes, please comment	



Statement of Unpaid Assessments
19620 Wyandotte St HOA
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Requestor:

A & A Escrow Services Inc.
Ana Bobadilla
310-550-6055
Estimated Closing Date: 10-23-2026

Is there a provision in the governing documents that prohibits the rental or leasing of any of the separate interests in the common interest development to a renter, lessee or tenant? If yes, please comment

No

Does a preliminary list of defects exist pursuant to Section 6000 of the Davis Stirling Act? If yes, please comment and provide the list.

No

Does a Settlement Notice regarding common area defects exist pursuant to Section 6100 of the Davis Stirling Act? If yes, please comment and provide the list.

No

Insurance Information

Insurance broker's or agent's company name:

Gregory Kim

Identify the insurance agent's name:

Insurance agent's phone number:

213-365-2071

Insurance agent's fax number:

Insurance agent's email address:

gregory.kim.jro3@statefarm.com

Macy Parker

Macy Parker, Agent

Date: 09-11-2026

PayHOA

Phone: 866-925-5004



Statement of Unpaid Assessments
19620 Wyandotte St HOA
PayHOA

Property Information:

1920 Wyandotte street Unit: apt 2
Reseda, CA 91335
Seller: Estate of Mitchell Lubinsky
Buyer: TO BE DETERMINED

Requestor:

A & A Escrow Services Inc.
Ana Bobadilla
310-550-6055
Estimated Closing Date: 10-23-2026

Fee Summary

Amounts Prepaid

Convenience Fee	\$9.95
Closing Statement of Fees, Association Documents and Minutes (Required Civil Code Sec. 4525)	\$413.00
TRID-List of Fees and Charges (NOT TO BE USED FOR CLOSING)	\$0.00
HomeWiseDocs.com Service/Delivery Fees	\$27.00
Total	\$449.95

Fees Due to PayHOA

Rush Fee	\$80.00
Transfer Fee	\$200.00
Total	\$280.00

Fees Due to 19620 Wyandotte St HOA

Prepaid Assessments	\$350.00
Owner Current Balance	\$640.16
Total	\$990.16

Fees Due to HomeWiseDocs.com (Service/Delivery Fees)

Rush Fee	\$10.00
Total	\$10.00



Statement of Unpaid Assessments

19620 Wyandotte St HOA

PayHOA

Property Information:

1920 Wyandotte street Unit: apt 2

Reseda, CA 91335

Seller: Estate of Mitchell Lubinsky

Buyer: TO BE DETERMINED

Requestor:

A & A Escrow Services Inc.

Ana Bobadilla

310-550-6055

Estimated Closing Date: 10-23-2026

PLEASE RETURN THIS FORM WITH YOUR CHECK AND CERTIFIED COPIES OF THE CLOSING DISCLOSURE FORM (FORMERLY THE HUD-1 FORM) AND THE GRANT OR WARRANTY DEED. PLEASE INDICATE CONFIRMATION NUMBER 824W5B4P7 ON THE CHECK TO ENSURE PAYMENT IS CREDITED PROPERLY.

Fees Due to PayHOA

Rush Fee	\$80.00
Transfer Fee	\$200.00
Total	\$280.00

Fees Due to 19620 Wyandotte St HOA

Prepaid Assessments	\$350.00
Owner Current Balance	\$640.16
Total	\$990.16

Fees Due to HomeWiseDocs.com (Service/Delivery Fees)

Rush Fee	\$10.00
Total	\$10.00

Include this confirmation number 824W5B4P7 on the check for \$280.00 payable to and send to the address below.

PayHOA

601 Perimeter Dr., Suite 220

Lexington, KY 40517

Include this confirmation number 824W5B4P7 on the check for \$990.16 payable to and send to the address below.

19620 Wyandotte St HOA

601 Perimeter Dr., Suite 220

Lexington, KY 40517

Include this confirmation number 824W5B4P7 on the check for \$10.00 payable to HomeWiseDocs.com and send to the address below. **Must return the HomeWiseDocs.com Invoice below with payment.******

Bill2Pay

Attn: HomeWise Payment Processing



Statement of Unpaid Assessments
19620 Wyandotte St HOA
PayHOA

Property Information:

1920 Wyandotte street Unit: apt 2
Reseda, CA 91335
Seller: Estate of Mitchell Lubinsky
Buyer: TO BE DETERMINED

Requestor:

A & A Escrow Services Inc.
Ana Bobadilla
310-550-6055
Estimated Closing Date: 10-23-2026

P.O. Box 31243

Tampa, FL 33631-3243



HomeWiseDocs.com Invoice

ATTENTION: This page must be returned with check made payable to: HomeWiseDocs.com

Return to:

Bill2Pay
Attn: HomeWise Payment Processing
P.O. Box 31243
Tampa, FL 33631-3243

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Order: **824W5B4P7**

Property Information:

1920 Wyandotte street Unit: apt 2
Reseda, CA 91335

Fees due to HomeWiseDocs.com: \$10.00

****NOTE:** Other fees might be due and payable to the Management Company and/or HOA.
Attention: This page must be returned with check made payable to: HomeWiseDocs.com.



Statement of Unpaid Assessments
19620 Wyandotte St HOA
PayHOA

Property Information:

1920 Wyandotte street Unit: apt 2
Reseda, CA 91335
Seller: Estate of Mitchell Lubinsky
Buyer: TO BE DETERMINED

Requestor:

A & A Escrow Services Inc.
Ana Bobadilla
15250 Ventura Blvd. Ste 715
Sherman Oaks, CA 91403
310-550-6055
abob@aaescrow.com

Closing Information

File/Escrow Number: TBD
Estimated Close Date: 10-23-2026
HomeWiseDocs Confirmation #: 824W5B4P7

Sales Price: 000,000.00
Closing Date:
Is buyer occupant? Yes

Status Information

Date of Order: 09-03-2026
Board Approval Date:
Order Completion Date: 09-11-2026

Order Retrieved Date:
Inspection Date:

Community Manager Information

Company: PayHOA
Completed By: Macy Parker
Primary Contact: Macy Parker
Address:
601 Perimeter Dr., Suite 220
Lexington, KY 40517
Phone: 866-925-5004
Fax:
Email: macy@payhoa.com



NEW OWNER INFORMATION

Please complete this form and attach it to the HomeWiseDocs order or return it to PayHOA along with the closing documents. This information will be used for the HOA's records and communications.

Name(s): _____

HOA: _____

Property Address: _____

Mailing Address (if different): _____

Phone Number(s): _____

Email Address: _____

NOTE TO CLOSING AGENT

Please ensure that this form is completed by the buyer and attached to the HWD order or submitted to PayHOA along with the closing documents.

PayHOA
601 Perimeter Dr., Suite 220
Lexington, KY 40517



Inspection of Exterior Elevated Elements
19620 Wyandotte St HOA

Order: 824W5B4P7
Address: 1920 Wyandotte street apt 2
Order Date: 09-03-2026
Document not for resale
HomeWiseDocs

This document is currently either not available or not applicable for this association.

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Regular Meeting Minutes

19620 Wyandotte St HOA

Order: 824W5B4P7
Address: 1920 Wyandotte street apt 2
Order Date: 09-03-2026
Document not for resale
HomeWiseDocs

Wyandotte HOA Meeting

Saturday, August 1, 2026

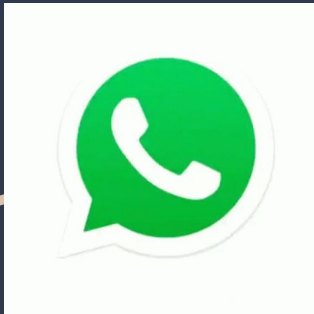
A dark blue diagonal gradient bar that starts from the bottom left corner and extends towards the top right corner, covering the lower half of the slide.

Agenda

- **Streamlining communication**
- **Contact list updates**
- **Guest parking rental/procedures**
- **Cleanup & maintenance**
- **Access to resources/documents**
- **Finances and Reimbursement**
- **Gutter project**
- **Other reminders**



Communication



- We are trying to streamline requests and concerns to one platform (for everyone's sanity)
- PayHOA is designed for this!
- WhatsApp remains for announcements/alerts
- Board will always respond, but an expectation of availability at all times isn't realistic
- Landlords are responsible for communicating/arranging repairs/work with their tenants
- Please check emails for invoices and overdue notices
- Electronic payment options (Zelle, cc, ach)

Unit Details

Communications

Documents

Requests

Unit 9

📍 19620 Wyandotte St. Apt 9
Reseda, California 91335



General Request

Submit a General Request



Maintenance Request

Submit a Maintenance Request



Architectural Request

Submit an Architectural Request

Contact List & Occupant Count Updates

1	Owner Name	Unit Number	Email Address	Phone Number	Number of Occupants	Last Updated
2	Yvonne Landivar	1	y.landivar@gmail.com	(818) 398-2873	4	2025-07-17
3	Inna	2	innalit@yahoo.com	(310) 210-1053	4	2025-07-17
4	Silva Hagopian	3	silvahagopian91@gmail.com	(818) 262-8721	0	2026-01-15
5	Leon Palassanian	4	lpalassanian@yahoo.com	(310)340-9410	3	2025-10-20
6	Albert Oh/ Xiuyi He	5	Albertjyoh@gmail.com, Sherry.xyhe0919@gmail.com	(818) 644-0608 / (734) 834-6058	6	2025-07-17
7	Faezeh Najmi	6	Faezehnajmi@yahoo.com, Arman.r.818@gmail.com	(818) 300-2179	3	2025-10-22
8	Daniela A. Barcenas	7	daniela.alejandrabarcenas@gmail.com	(805)509-1835	2 (Daniela (self), Carla)	2025-12-14
9	Joan Whyte	8	joanwhyte811@gmail.com	(818)564-5399	2	2025-07-17
10	Kerrie O'Shea	9	kerrieanne7@gmail.com	(818) 359-7082	3 (Nadya Quinones, Mark Giordani, Adrian Vega)	2025-07-17
11	Paula & Salim Turk	10	pturk50@gmail.com	(818) 439-8752		2025-09-19
12	Joan Whyte	11	joanwhyte811@gmail.com	(818) 564-5399	2	2025-07-17

Guest Parking



- Guest spot rental no longer needed after August 12th but will be paid through August
- Anyone else interested in renting it?
- Guest parking passes?
- 5 day rule
- Concerns about “long-stay” guests can be directed to PayHOA
- Accurate reporting is the responsibility of owners, not the job of the board to investigate

What counts as a guest?

Guest:

- Weekend visitors
- Holiday guests
- Friends staying a few nights
- Children home from college for a short visit

Not a guest:

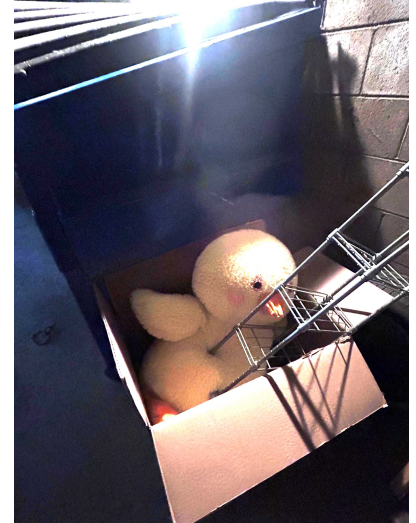
- Parents staying for several weeks
- Significant others effectively living in the unit
- Extended family living there during renovations
- Anyone regularly sleeping there for an extended period

We probably need a more defined/written occupancy rule:

For purposes of water reimbursement, any guest who resides in a unit for more than _____(14 days?)_____ or more than 30 cumulative days within a billing cycle will be counted as an occupant for that billing period.

Cleanup & Maintenance

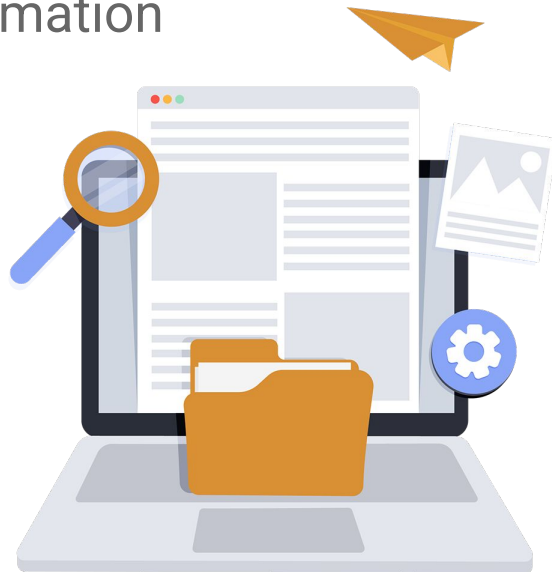
- Garage cleaning monthly rotation
- [Power washer purchase](#)
- Please remove your clutter from common spaces!
- Pet waste and trash overflow/dripping is unacceptable
- Signs don't work, complaining won't help, we all need to chip in



Access to Resources & Docs

- ❖ Goal = transition from paper records and information held by individual Board members to a centralized digital system
- ❖ Owners now have access to governing documents, financial reports, meeting minutes, and other important records through PayHOA and a [shared drive](#)
- ❖ Access & self-sufficiency

- Resale Documents Portal
- [PayHOA documents tab](#)
- Monthly bookkeeping reports starting in April '26
- Access to vendors' & other units' contact information



Finances & Reimbursement

19620 Wyandotte St HOA

Balance Sheet

Label

Assets

Bank Accounts

19620 Wyandotte Homeowners Assoc. INC

Total for Bank Accounts

Total for Assets

Liabilities and Equity

Equity

Net Income

Retained Earnings

Total for Equity

Total for Liabilities and Equity

19620 Wyandotte St HOA

Profit vs Loss Cash

Category

Income

Dues

Assessments

Water Reimbursement

Guest Parking Rental

Total Income

Expenses

Administration

Insurance

Licenses / Permits

Software

Supplies

Platform Fees

- HOA dues have continued to increase across Southern California due to insurance, reserve funding, labor, and utility costs.
- Our dues remain 20-50% below most local HOAs
- Last meeting, we said we'd increase to \$350 midyear
- The next projects will require assessments
- Reimbursement for roof-related repairs?

Gutter Project

ESTIMATE EST0458



JC Custom Rain Gutters Inc Lic # 1089079

USD \$12,902.50

REVIEW AND SIGN

Over 8 Million linear feet installed • 44,000 Projects and Counting

Reliable Gutters & Painting Inc.
 "21 SEAMLESS SHAPES"
 License # 946418

Office: (818) 710-9300 • Fax (818) 710-9305
 Office: (818) 885-6800 • Fax (818) 885-6822
 Email: sales@reliablegutters.com
 Mailing Add: 4335 Van Nuys Blvd. #300 Sherman Oaks, CA 91403

Estimate Number: **811171**
 Estimate Date: **7-23-16**
 Est. Color Choice: **Black**
 Est. Color Change: **See Note**
 Est. Lot of: **1**

Client: **Karrie Oshea** J/S Add: **19620 Wyndcliffe St Reseda 91335**
 Co. Add: _____
 Email: _____
 H/W/C: **(818) 359-7082** Fax: _____
 H/W/C: _____
 Roof Type: **Asph/Flt** o Tile o Shake o Metal o Comp o Flat
 Roof Color: **Black** o Clay o Slate o Blk o Gray o Brown o Red o Grn
 Face Angle: **4 in/12** o 1/4 in/12 o 1/2 in/12 o 3/4 in/12 o 1 in/12 o 1 1/2 in/12 o 2 in/12 o 3 in/12 o 4 in/12 o 5 in/12 o 6 in/12 o 7 in/12 o 8 in/12 o 9 in/12 o 10 in/12 o 11 in/12 o 12 in/12
 Gutter Type: **Alum** o Galv-Alum o Steel (Round / Gals) o Steel (Semi Round / Rhinokink) o Copper o Steel (Semi Round / Rhinokink)
 Gutter Size and Color: _____
 Downspout Size and Color: _____

21 Seamless SHAPES ALUMINUM / COPPER / RHEINOKINK / GALV-ALUM

(50 year paint)	Aluminum	Steel / Galv-Alum	Pk / Copr / Shink / Rhink
1	1/4 154	\$	\$
2	1/4 922	\$	\$
3	1/4 154	\$	\$
4	1/4 154	\$	\$
5	1/4 154	\$	\$
6	1/4 154	\$	\$
7	1/4 154	\$	\$
8	1/4 154	\$	\$
9	1/4 154	\$	\$
10	1/4 154	\$	\$
11	1/4 154	\$	\$
12	1/4 154	\$	\$
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16	1/4 154	\$	\$
17	1/4 154	\$	\$
18	1/4 154	\$	\$
19	1/4 154	\$	\$
20	1/4 154	\$	\$
21	1/4 154	\$	\$

21 Seamless SHAPES ALUMINUM / COPPER / RHEINOKINK / GALV-ALUM

(50 year paint)	Aluminum	Steel / Galv-Alum	Pk / Copr / Shink / Rhink
1	1/4 154	\$	\$
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5	1/4 154	\$	\$
6	1/4 154	\$	\$
7	1/4 154	\$	\$
8	1/4 154	\$	\$
9	1/4 154	\$	\$
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15	1/4 154	\$	\$
16	1/4 154	\$	\$
17	1/4 154	\$	\$
18	1/4 154	\$	\$
19	1/4 154	\$	\$
20	1/4 154	\$	\$
21	1/4 154	\$	\$

Other Charges:

Only	Minimum	Maximum
Cleaning Gutter & D.S.	\$	\$
Maintenance Cleaning & Repair Gutter & D.S.	\$	\$

I have read, received, understood diagram above, and agree to the terms and conditions outlined on the front and back of this contract:
 Signature: _____ Print Name: _____ Date: _____

Other Reminders

- Workers hired for external work [must be licensed and insured](#)
- Election: October 22 (look out for correspondence)
- Digital payment options :
 - Zelle, CC, ACH (lowest fee)
 - Zelle email:
19620wyandotteowners@gmail.com



Rental Restrictions
19620 Wyandotte St HOA

Order: 824W5B4P7
Address: 1920 Wyandotte street apt 2
Order Date: 09-03-2026
Document not for resale
HomeWiseDocs

BYLAWS
OF
19620 WYANDOTTE HOMEOWNERS' ASSOCIATION, INC.

ARTICLE I
NAME AND LOCATION

The name of the corporation is 19620 WYANDOTTE HOMEOWNERS' ASSOCIATION, INC., herein after referred to as the "Association". The principal office of the Association shall be located at the 19620 Wyandotte condominiums, located at or about 19620 Wyandotte Street, Reseda, Los Angeles, County of Los Angeles, State of California. Meetings of the Association and its governing body shall be held at said Wyandotte Street location.

ARTICLE II
DEFINITIONS

Section 1. "Association" shall mean and refer to 19620 WYANDOTTE HOMEOWNERS' ASSOCIATION, INC., a California non-profit mutual benefit corporation.

Section 2. "Properties" shall mean and refer to that certain real property described in the Declaration of Covenants, Conditions and Restrictions, and such additions thereto as may hereafter be brought within the jurisdiction of the Association.

Section 3. "Common Area" shall mean all real property owned by the Association for the common use and enjoyment of the owners.

Section 4. "Condominium" shall mean an estate in real property consisting of an undivided one-eleventh (1/11) interest in the

Common Area, together with a separate interest in a Unit, as defined in the Declaration.

Section 5. "Owner" shall mean and refer to either the record owner, whether one or more persons or entities, of the fee simple title to any condominium which is a part of the Properties, or the equitable owner, whether one or more persons or entities, holding under an unrecorded contract of sale or possessing other equitable interests.

Section 6. "Declarant" shall mean and refer to S-G VENTURE, a California General Partnership of MILO DEVELOPERS, INC. and SEIDEN & CO. A California corporation and its successors and assigns.

Section 7. "Declaration" shall mean and refer to the Declaration of Covenants, Conditions and Restrictions applicable to the Properties recorded in the Office of the Recorder of Los Angeles, State of California on _____ in Instrument Number _____.

Section 8. "Member" shall be defined in accordance with the Declaration.

ARTICLE III

MEETING OF MEMBERS

Section 1. The first annual meeting of the members, referred to as the first organizational meeting in the Declaration, shall be held at 8:00 p.m. Subsequent annual meetings shall be held on the anniversary date of the first annual meeting at 8:00 p.m. If the day for the annual meeting is a legal holiday, the meeting shall be held at the same hour on the next day which is not a legal holiday.

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Notice of Meetings

Section 2. Written notice of meetings shall be mailed to all members of record.

Proxies

Section 3. At all meetings of members, each member may vote in person or by proxy. All proxies shall be in writing and shall be filed with the Secretary of the Association. No proxy shall be valid after the expiration of 11 months from the date thereof unless otherwise provided in the proxy, except that the maximum term of any proxy shall be 3 years from the date of execution.

A proxy may be revoked by a writing delivered to an officer of the Association or by a subsequent proxy signed by the person who signed the prior proxy. A proxy may also be revoked by attendance and voting in person at a meeting by the member who signed the proxy. The dates of signing the proxy forms presumptively determine the order of signing.

ARTICLE IV

BOARD OF DIRECTORS--SELECTION--TERM OF OFFICE

Number

Section 1. The affairs of this Association shall be managed by a board of three directors.

Term of Office

Section 2. Members of the Board of Directors shall serve for a term of one (1) year and until their respective successors are elected, or until their death, resignation, or removal. The term of office of the members shall be concurrent.

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Annual Meetings

Section 3. Annual meetings to elect the officers of the Board of Directors shall be held at 8:00 p.m. on the anniversary date of the first organizational meeting of the Board of Directors or if said date is a legal holiday, on the next calendar date.

Resignation or Death

Section 4. In the event of resignation or death of a Director elected by the Association as a whole, the remaining Directors shall call a meeting, within 15 days after receipt of notice of occurrence of the event, to elect a successor Director by vote of the remaining Directors.

ARTICLE V

NOMINATION AND ELECTION OF DIRECTORS

Nomination

Section 1. Nomination for election to the Board of Directors shall be made by a Nominating Committee. Nominations may also be made from the floor at the annual meeting. The Nominating Committee shall consist of a Chairman, who shall be a member of the Board of Directors, and two or more members of the Association. The nominating Committee shall be appointed by the Board of Directors prior to each annual meeting of the members, to serve from the close of such annual meeting until the close of the next annual meeting and such appointed Committee shall be announced at each annual meeting. The Nominating Committee shall make as many nominations for election to the Board of Directors as it shall in its discretion

determine, but not less than the number of vacancies that are to be filled.

Election

Section 2. Election to the board of Directors shall be by secret written ballot. Every member entitled to vote at any election of directors may cumulate his votes and give one candidate a number of votes equal to the number of directors to be elected, multiplied by the number of votes to which such members are otherwise entitled, or distribute his votes on the same principle among as many candidates as he thinks fit, if the candidate's name has been placed in nomination prior to voting and if the member has given notice at the meeting prior to voting of his intention to cumulate votes. The candidate receiving the highest number of votes up to the number of directors to be elected shall be deemed elected.

Notwithstanding any other provision of these Bylaws, as long as a two class voting structure is in effect, one Director shall be elected solely by the votes of members other than the Declarant. Such special elected Director shall be removed from office only by the vote of at least a majority of the voting power residing in members other than the Declarant.

ARTICLE VI

MEETINGS OF DIRECTORS

Regular Meetings

Section 1. Regular meetings of the Board of Directors shall be held every three months at the principal office of the Association, at the hour of 8:00 p.m., on the first Tuesday of the month during

which the meeting is scheduled. If the date of said meeting falls on a legal holiday, then that meeting shall be held at the same time on the next day which is not a legal holiday.

Quorum

Section 2. Two directors shall constitute a quorum for the transaction of Business. Every act or decision done or made by a majority of the directors present at a duly held meeting at which a quorum is present shall be regarded as the act of the Board.

ARTICLE VII

POWERS AND DUTIES OF THE BOARD OF DIRECTORS

Powers

Section 1. The Board of Directors shall have the following powers, rights and duties subject to the limitations specified in the Declaration:

(a) Adopt, publish and enforce rules and regulations for the use of the Common Area and Properties.

(b) To levy monthly assessments against Owners and to pay taxes and expenses of the Common Area.

(c) Contract with a manager or such other employees or agents as they deem necessary.

(d) Cause to be kept a complete record of all its acts and corporate affairs and to present a statement thereof to the members at the annual meeting of the members, or at any special meeting when such statement is requested in writing by at least 5% of the total voting power of the Association.

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(e) Supervise all officers, agents, and employees of this Association and to see that their duties are properly performed.

(f) Procure and maintain adequate liability and hazard insurance on property owned by the Association.

(g) Cause all Officers or employees having fiscal responsibilities to be bonded, as it may deem appropriate.

(h) Cause the Common Area and the exterior of the building on the Properties to be properly maintained.

ARTICLE VIII

OFFICERS AND THEIR DUTIES

Enumeration of the Offices

Section 1. The officers shall be a President, Chief Financial Officer, and Secretary, who shall be at all times members of the Board, and such other officers as the Board may from time to time by resolution create. These officers shall be elected by the board.

Election of Officers

Section 2. The election of officers shall take place at the first meeting of the Board of Directors following each annual meeting of the members.

Term

Section 3. The officers of this Association shall be elected annually by the Board and each shall hold office for one (1) year unless he shall sooner resign, or shall be removed, or otherwise disqualified to serve.

Special Appointments

Section 4. The Board may elect such other officers as the affairs of the Association may require, each of whom shall hold office for such period, have such authority, and perform such duties as the Board may, from time to time, determine.

Resignation

Section 5. Any officer may resign at any time by giving written notice to the Board, the president, or the secretary. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

Vacancies

Section 6. A vacancy in any office may be filled by appointment by the Board. The officer appointed to such vacancy shall serve for the remainder of the term, of the officer he replaces.

Multiple Offices

Section 7. No person shall simultaneously hold more than one of any of the enumerated offices except in the case of special offices created pursuant to Section 4 of this Article.

Duties

Section 8. The duties of the officers are as follows:

President

(a) The president shall preside at all meetings of the Board of Directors; shall see that orders and resolutions of the Board are carried out; shall sign all leases, mortgages, deeds, and

other written instruments and shall co-sign all checks and promissory notes.

Vice-President

(b) The vice-president, if any, shall act in the place and stead of the president in the event of his incompetency, inability, or refusal to act, and shall exercise and discharge such other duties as may be required of him by the Board.

Secretary

(c) The secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board and of the members; keep the corporate seal of the Association and affix it on all papers requiring said seal; serve notice of meetings of the Board and of the members; keep appropriate current records showing the members of the Association together with their addresses, and shall perform such other duties as required by the Board.

Chief Financial Officer

(d) The chief financial officer shall receive and deposit in appropriate bank accounts all moneys of the Association and shall distribute such funds as directed by resolution of the Board of Directors, shall sign all checks and promissory notes of the Association; and keep proper books of account.

ARTICLE IX

COMMITTEE

The Association shall appoint an Architectural Control Committee, as provide in the Declaration, and a Nominating Committee, as provided in these Bylaws. In addition, the Board of

Directors shall appoint other committees as deemed appropriate in carrying out its purposes.

ARTICLE X

BOOKS AND RECORDS

Section 1. The books, records, and papers of the Association shall at all times, during reasonable business hours, be subject to inspection by any member. The Declaration, the Articles of Incorporation, and the Bylaws of the Association shall be available for inspection by any member at the principal office of the Association, where copies may be purchased at reasonable cost.

Section 2. The secretary and chief financial officer shall be the custodians of all books, records, and papers of the Association. The custodians shall keep all such records of the year then current, whether fiscal or calendar, on the premises of the Properties. Records predating the year then current may be stored off the said premises. Records may be inspected at the place of storage during normal business hours after 24 hours notice to the custodian of records. All costs of copying shall be the expense and liability of the person desiring to make copies.

ARTICLE XI

CORPORATE SEAL

The Association shall have a seal in circular form having within its circumference the words: 19620 WYANDOTTE HOMEOWNERS' ASSOCIATION, INC., State of California.

ARTICLE XII

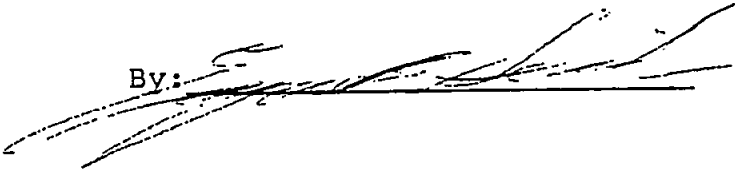
AMENDMENTS

Amendment of the Bylaws and of the Articles of Incorporation shall be in accordance with applicable provisions of the Declaration.

Dated: 10/20/90

19620 WYANDOTTE HOMEOWNERS'

ASSOCIATION, INC.

By: 

Special Assessments
19620 Wyandotte St HOA

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\$1000 per unit - 90 days to pay

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