



State of Rhode Island and Providence Plantations
Office of the Secretary of State

Fee: \$35.00

Division Of Business Services
148 W. River Street
Providence RI 02904-2615
(401) 222-3040

**Non-Profit Corporation
Articles of Incorporation**

(Chapter 7-6-34 of the General Laws of Rhode Island, 1956, as amended)

ARTICLE I

The name of the corporation is The North Hills Condominium Association, Inc

ARTICLE II

The period of its duration is Perpetual

ARTICLE III

The specific purpose or purposes for which the corporation is organized are:

The purpose for which this Association is organized is the operation and management of the Condominium which is to be created upon lands located in the City of North Providence, State of Rhode Island, and hereafter referred to as the Condominium.

The Association is to undertake the performance of and to carry out the acts and duties incident to the administration of the operation and management of the Condominium in accordance with the terms, provisions, conditions and authorizations contained in these Articles of Association, and which may be contained in the declaration of Condominium (the "Declaration") which will be recorded among the Land Records of the City of North Providence, Rhode Island, encompassing the real property described above and the improvements thereon that are submitted to Condominium Ownership and to own, maintain, manage, operate, lease, sell, trade or otherwise deal with such property, whether real or personal, as may be necessary and convenient in the administration of the Condominium.

The Association shall make no distributions of income to its members, directors or officers.

ARTICLE IV

Provisions, if any, not inconsistent with the law, which the incorporators elect to set forth in these articles of incorporation for the regulation of the internal affairs of the corporation are:

1. THE ASSOCIATION SHALL HAVE ALL THE COMMON LAW AND STATUTORY POWERS OF A NON—BUSINESS CORPORATION (CHAPTER 7—6) NOT FOR PROFIT WHICH ARE, NOT IN CONFLICT WITH THE TERMS OF THESE ARTICLES, THE DECLARATION OF CONDOMINIUM, THE BY—LAWS OR THE ACT.

2. THE ASSOCIATION SHALL HAVE ALL THE POWERS AND DUTIES GRANTED TO THE ASSOCIATION BY CHAPTER 34—36.1, RHODE ISLAND GENERAL LAWS. THE ASSOCIATION SHALL HAVE ALL THE POWERS REASONABLY NECESSARY TO IMPLEMENT THE PURPOSES OF THE ASSOCIATION, AND ALL OF THE POWERS GRANTED TO IT IN THE

DECLARATION AFTER THE DECLARATION IS RECORDED AMONG THE LAND RECORDS OF THE CITY OF NORTH PROVIDENCE, RHODE ISLAND. WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, THE ASSOCIATION SHALL HAVE POWER:

(A) TO MAKE AND COLLECT ASSESSMENTS, FEES AND OTHER CHARGES AGAINST MEMBERS AS UNIT OWNERS AND TO USE THE PROCEEDS THEREOF IN THE EXERCISE OF ITS POWERS AND DUTIES.

(B) TO BUY, OWN, OPERATE, LEASE, SELL, TRADE AND MORTGAGE BOTH REAL AND PERSONAL PROPERTY AS MAY BE NECESSARY OR CONVENIENT IN THE ADMINISTRATION OF THE CONDOMINIUM.

(C) TO MAKE AND AMEND REASONABLE RULES AND REGULATIONS FOR THE MAINTENANCE, CONSERVATION AND USE OF THE CONDOMINIUM PROPERTY AND FOR THE HEALTH, COMFORT, SAFETY AND WELFARE OF THE UNIT OWNERS.

(D) TO APPROVE OR DISAPPROVE THE LEASING, TRANSFER, MORTGAGING, OWNERSHIP AND POSSESSION OF THE UNITS AS MAY BE PROVIDED BY THE DECLARATION.

(E) TO CONTRACT FOR THE MANAGEMENT OF THE CONDOMINIUM PROPERTY AND TO DELEGATE TO SUCH

CONTRACTORS ALL POWERS AND DUTIES OF THE •ASSOCIATION, EXCEPT THOSE WHICH MAY BE REQUIRED BY THE DECLARATION TO HAVE APPROVAL OF THE BOARD OF DIRECTORS OR THE UNIT OWNERS AS MEMBERS OF THE ASSOCIATION.

(F) TO MAINTAIN, REPAIR, REPLACE, RECONSTRUCT, ADD TO AND OPERATE THE CONDOMINIUM PROPERTY, AND OTHER PROPERTY ACQUIRED OR LEASED BY THE ASSOCIATION FOR USE BY THE UNIT OWNERS.

(G) TO PURCHASE INSURANCE UPON THE CONDOMINIUM PROPERTY AND INSURANCE FOR THE PROTECTION OF THE ASSOCIATION, ITS OFFICERS, DIRECTORS, AND MEMBERS AS UNIT OWNERS.

(H) TO EMPLOY PERSONNEL TO PERFORM THE SERVICE . REQUIRED FOR THE PROPER OPERATION OF THE CONDOMINIUM.

3. ALL FUNDS AND THE TITLES OF ALL PROPERTIES ACQUIRED BY THE ASSOCIATION AND THEIR PROCEEDS SHALL BE HELD FOR

THE BENEFIT AND USE OF THE MEMBERS IN ACCORDANCE WITH THE PROVISIONS OF THE DECLARATION, THESE ARTICLES AND THE BY—LAWS.

4. THE ASSOCIATION SHALL MAKE NO DISTRIBUTION OF INCOME TO ITS MEMBERS, DIRECTORS OR OFFICERS.

5. THE POWERS OF THE ASSOCIATION SHALL BE SUBJECT TO AND SHALL BE EXERCISED IN ACCORDANCE WITH THE PROVISIONS HEREOF AND OF THE DECLARATION, THE BY—LAWS AND THE ACT.

ARTICLE V

The street address (post office boxes are not acceptable) of the initial registered office of the corporation is:

No. and Street: 22 BURLINGAME ROAD

City or Town: SMITHFIELD

State: RI

Zip: 02917

The name of its initial registered agent at such address is RICHARD J. HENNESSEY JR.

ARTICLE VI

The number of directors constituting the initial Board of Directors of the Corporation is 6 and the names and addresses of the persons who are to serve as the initial directors are:

Title	Individual Name First, Middle, Last, Suffix	Address Address, City or Town, State, Zip Code, Country
DIRECTOR	ROBERT F. BONIN JR.	1560 DOUGLAS AVE. APT TH03 NORTH PROVIDENCE , RI 02904 USA
DIRECTOR	ELIZABETH VITI	1560 DOUGLAS AVE. APT. TH52 NORTH PROVIDENCE, RI 02904 USA
DIRECTOR	PASQUAINA PORRECA	1560 DOUGLAS AVE. APT. D45 NORTH PROVIDENCE, RI 02904 USA
DIRECTOR	RICHARD JOHN HENNESSEY JR.	22 BURLINGAME ROAD SMITHFIELD, RI 02917 USA
DIRECTOR	MORTON SCHLESINGER	1560 DOUGLAS AVE. APT. A08 NORTH PROVIDENCE, RI 02904 USA
DIRECTOR	RAYMOND DESROCHERS	38 PINE HILL AVE. JOHNSTON, RI 02919 USA

ARTICLE VII

The name and address of the each incorporator is:

Title	Individual Name First, Middle, Last, Suffix	Address Address, City or Town, State, Zip Code, Country
INCORPORATOR	ROBERT F. BONIN JR.	1560 DOUGLAS AVE. APT. TH03 NORTH PROVIDENCE, RI 02904 USA

ARTICLE VIII

Date when corporate existence is to begin 11/15/2011
(not prior to, nor more than 30 days after, the filing of these Articles of Incorporation)

Signed this 15 Day of November, 2011 at 5:18:53 PM by the incorporator(s). *This electronic signature of the individual or individuals signing this instrument constitutes the affirmation or acknowledgement of the signatory, under penalties of perjury, that this instrument is that individual's act and deed or the act and deed of the corporation, and that the facts stated herein are true, as of the date of the electronic filing, in compliance with R.I. Gen. Laws § 7-6.*

Enter signatures below.

ROBERT F. BONIN JR.

Form No. 200
Revised 09/07

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State of Rhode Island and Providence Plantations

A. Ralph Mollis

Secretary of State

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

I, A. RALPH MOLLIS, Secretary of State of the State of Rhode Island
and Providence Plantations, hereby certify that this document, duly
executed in accordance with the provisions of Title 7 of the General Laws
of Rhode Island, as amended, has been filed in this office on this day:

A handwritten signature in black ink that reads "A. Ralph Mollis".

A. RALPH MOLLIS

Secretary of State

