



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 Windermere Association

ARTICLE II

The period of its duration is  Perpetual

ARTICLE III

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

THE CORPORATION DOES NOT CONTEMPLATE PECUNIARY GAIN OR BENEFIT, DIRECT OR INDIRECT, TO ITS MEMBERS. IN WAY OF EXPLANATION AND NOT OF LIMITATION, THE PURPOSES FOR WHICH IT IS FORMED ARE:

- (A) TO BE AND CONSTITUTE THE ASSOCIATION TO WHICH REFERENCE IS MADE IN THE "DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, CHARGES AND LIENS IMPOSED UPON CLUBHOUSE ESTATES SUBDIVISION IN NARRAGANSETT, RHODE ISLAND," AS MAY NOW EXIST AND AS MIGHT HAVE ALREADY OR MAY HEREINAFTER BE AMENDED (HEREINAFTER REFERRED TO AS THE "DECLARATION"), ESTABLISHING A PLAN OF DEVELOPMENT AND INITIALLY FILED IN THE LAND EVIDENCE RECORDS OF THE TOWN OF NARRAGANSETT, COUNTY OF WASHINGTON, STATE OF RHODE ISLAND, TO PERFORM ALL OBLIGATIONS AND DUTIES OF THE ASSOCIATION, AND TO EXERCISE ALL RIGHTS AND POWERS OF THE ASSOCIATION, AS SPECIFIED THEREIN, IN THE BY-LAWS, AND AS PROVIDED BY LAW;
- (B) TO PROVIDE AN ENTITY FOR THE FURTHERANCE OF THE INTERESTS OF THE OWNERS OF LOTS IN THE DEVELOPMENT;
- (C) TO CARE FOR, MAINTAIN AND PLOW THE PRIVATE ROADS DESIGNATED AS "WINDERMERE ROAD," "CLUBHOUSE DRIVE" AND "FIELD TERRACE;"
- (D) TO ENFORCE CHARGES, EASEMENTS, RESTRICTIONS, CONDITIONS, COVENANTS, AND SERVITUDES EXISTING UPON AND CREATED FOR THE BENEFIT OF SAID WINDERMERE ROAD, CLUBHOUSE DRIVE AND FIELD TERRACE AND TO PAY ALL EXPENSES INCIDENTAL THEREOF; TO ENFORCE THE DECISIONS AND RULINGS OF THE ASSOCIATION; AND TO PAY ALL EXPENSES IN CONNECTION THEREWITH;
- (E) TO APPOINT SUCH COMMITTEES AS MAY BE NECESSARY TO, OR CONVENIENT IN, THE ASSOCIATION DISCHARGING THE DUTIES ENTRUSTED TO IT;

(F) TO LEVY AN ANNUAL CHARGE UPON THE MEMBERS OF THE ASSOCIATION AND TO SUE TO COLLECT ANY OF SUCH CHARGES AS ARE NOT PAID. SAID ANNUAL CHARGE SHALL BE FIXED AT AN EQUAL AMOUNT FOR EACH PLATTED NUMBERED LOT AND SHALL BE FIXED AT AN ANNUAL MEETING OF THE ASSOCIATION;  
(G) TO EXPEND THE MONIES COLLECTED BY THE ASSOCIATION FROM ASSESSMENTS OR CHARGES, AND OTHER SUMS RECEIVED BY THE ASSOCIATION, FOR THE PAYMENT AND DISCHARGE OF ALL PROPER COSTS, EXPENSES, AND OBLIGATIONS INCURRED BY THE ASSOCIATION IN CARRYING OUT ALL OR ANY OF THE PURPOSES FOR WHICH THE ASSOCIATION IS FORMED; AND  
(H) TO DO ALL THINGS NECESSARY AND PROPER TO ACCOMPLISH THE FOREGOING PURPOSES.

**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:

**ARTICLE V**

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

No. and Street: 133 OLD TOWER HILL RD.  
SUITE ONE  
City or Town: WAKEFIELD State: RI Zip: 02879

The name of its initial registered agent at such address is STEPHEN B. KENYON

**ARTICLE VI**

The number of directors constituting the initial Board of Directors of the Corporation is 3 and the names and addresses of the persons who are to serve as the initial directors are:

<b>Title</b>	<b>Individual Name</b> First, Middle, Last, Suffix	<b>Address</b> Address, City or Town, State, Zip Code, Country
DIRECTOR	HUGO MAINELLI JR.	33 CLUBHOUSE DRIVE NARRAGANSETT, RI 02882 USA
DIRECTOR	HUGO MAINELLI III	42 CLUBHOUSE DRIVE NARRAGANSETT, RI 02882 USA
DIRECTOR	MARY KATHRYNE NANI	152 PRESIDENT AVENUE PROVIDENCE, RI 02906 USA

**ARTICLE VII**

The name and address of the incorporator is:

<b>Title</b>	<b>Individual Name</b> First, Middle, Last, Suffix	<b>Address</b> Address, City or Town, State, Zip Code, Country
INCORPORATOR	STEPHEN B. KENYON	133 OLD TOWER HILL RD. WAKEFIELD, RI 02879 USA

**ARTICLE VIII**

Date when corporate existence is to begin

(not prior to, nor more than 30 days after, the filing of these Articles of Incorporation)

**Signed this 28 Day of June, 2017 at 12:30:02 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 signature(s) below.**

STEPHEN B. KENYON

Form No. 200  
Revised 09/07

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