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State of Rhode Island and Providence Plantations

OFFICE OF THE SECRETARY OF STATE
100 NORTH MAIN STREET
PROVIDENCE, RHODE ISLAND 02903-1335

NON-PROFIT CORPORATION

DUPLICATE

ORIGINAL ARTICLES OF INCORPORATION

The undersigned, acting as incorporator(s) of a corporation under Chapter 7-6-34 of the General Laws, 1956, as amended, adopt(s) the following Articles of Incorporation for such corporation:

FIRST: The name of the corporation is Maple Meadows Mobile Home Tenants Association

SECOND: The period of its duration (if perpetual, so state) perpetual

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

1. Educate and advise mobile/manufactured home owners and residents of Maple Meadows Mobile Home Tenants Association;
2. Serve as a source of information and communication for the residents of Maple Meadows Mobile Home Tenants Association;
3. Promote community involvement;
4. Promote low and moderate income housing;
5. Qualify for Right of First Refusal.

FOURTH: Provisions (if any) for the regulation of the internal affairs of the corporation, including provisions for the distribution of assets on dissolution or final liquidation, are:

(Note 1)

See Enclosure Bylaws

RECEIVED
STATE
NOV 13 11 20 AM '96

FILED
NOV 14 1996
By CC#63
173708

FIFTH: The address of the initial registered office of the corporation is (Provide street address - Not P.O. Box)

660 BEVERAGE HILL AVE LOT 26 (add Zip Code),

and the name of its initial registered agent at such address is: KIM A. CAMPAGNONE

Kim A. Campagnone
Signature

SIXTH: The number of directors constituting the initial Board of Directors of the corporation is 5

and the names and addresses of the persons who are to serve as the initial directors are:

	Name	Address
Pres	Kim Campagnone	660 Beverage Hill Ave Part Rd 02861 Lot # 26
V.P.	Roland Mercure	660 Beverage Hill Ave Part Rd Lot # 22
Sec.	Linda Stevens	660 Beverage Hill Ave Part Rd Lot # 8 02861
Treas	Robert Bedard	31 Hill Ave Part Rd 02861
Trustee	Michael Howarth	176 Courtney Ave Part Rd 02861

SEVENTH: The name and address of each incorporator is:

Name	Address
Kim Campagnone	660 Beverage Hill Ave Lot # 26 Part Rd
Roland Mercure	660 Beverage Hill Ave Lot # 22 Part Rd
Linda Stevens	660 Beverage Hill Ave Lot # 8 Part Rd
Robert Bedard	31 Hill Avenue Part Rd 02861
Michael Howarth	176 Courtney Ave Part Rd 02861

EIGHTH: Date when corporate existence to begin (not more than 30 days after filing of these articles of incorporation): 12-17-96

Dated 11-13, 1996

Trustee Michael Howarth
Treas Robert Bedard
PRESIDENT - Kim A. Campagnone
All Incorporators must sign
V Presidents - Roland Mercure
Secretary - Linda J. Stevens
Incorporator(s)

NOTE: 1. If no provision for the regulation of the internal affairs of the corporation or for the distribution of assets on dissolution or final liquidation are to be set forth, insert "None." In an appropriate case provisions relating to members, their qualifications and rights (Section 7-6-15) may be inserted here.

MAPLE MEADOWS MOBILE HOME TENANTS ASSOCIATION

BY-LAWS

ARTICLE I: NAME AND DEFINITION OF ASSOCIATION

Section A: Name

The name of this Association is Maple Meadows Mobile Home Tenants Association.

Section B: Definition of Association

ARTICLE II: PURPOSE

The purposes of this Association are to:

1. Educate and advise mobile/manufactured home owners and residents of Maple Meadows Mobile Home Tenants Association;
2. Serve as a source of information and communication for the residents of Maple Meadows Mobile Home Tenants Association;
3. Promote community involvement;
4. Promote low and moderate income housing;
5. Qualify for Right of First Refusal.

ARTICLE III: MEMBERSHIP REQUIREMENTS

1. Must be a manufactured/mobile home owner residing in Maple Meadows Mobile Home Park, excluding employees of management.
2. A member is considered to be all adults residing in the home.
3. Dues if any, shall be determined by a 2/3rds. majority of the membership at the annual meeting.
4. Every member of Maple Meadows Tenants Association is encouraged to be a member of the Federation of Rhode Island Mobile Home Owners.

ARTICLE IV:

MEMBERSHIP

Section A: A membership consists of all family members in each home. Voting rights are restricted to (1) one vote per household unit and the voting member must be (18) eighteen years of age.

Section B: Member households owning more than (1) unit are entitled to just (1) one vote.

Section C: Prospective members wishing to join Maple Meadows Mobile Home Tenants Association must complete an application and pay the membership dues.

Section D. If a member in good standing is forced or decides to move from his mobile/manufactured housing, she/he may remain an active member for a period not to exceed six (6) months, at which time, she/he may revert to a Associate Membership.

ARTICLE v: MEETINGS

Section A: Board Meeting

1. The date and location of regular meetings of the Board of Directors of Maple Meadows Mobile Home Tenants Association shall be determined by the Board of Directors.
2. A quorum of 2/3 of board members in office will be required in order to conduct a business meeting.

Section B: General Membership Meetings

1. The date and location of General Membership Meetings of Maple Meadows Mobile Home Tenants Association will be as determined by the Board of Directors.
2. A quorum of thirty percent (30%) of the total membership households must be present in order to conduct a membership meeting.

Section C: Special Meetings

1. Special board membership meetings may be called by the Board of Directors by giving written notice to all members at least forty-eight hours prior to such meeting. The notice shall clearly state the reason(s) for such a Special Meeting.
2. A Special Membership Meeting may be requested by a minimum of five (5) voting membership households, in writing, to the Board of Directors.
3. The quorum for the Special Meeting shall be the same as for General Membership Meetings (above.)

Section D: Annual Meeting

1. The Annual Meeting of Maple Meadows Mobile Home Tenants Association shall be held during the month of _____ each year.
2. A quorum of thirty percent (30%) of the total membership households must be present in order to conduct the Annual Meeting.
3. Two (2) weeks written notice of the Annual Meeting must be given to all member households.
4. All elected positions shall be filled at the Annual Meeting.

ARTICLE VII: BOARD OF DIRECTORS

Section A: General Requirements

1. The Board of Directors of Maple Meadows Mobile Home Tenants Association shall consist of the following: one (1) President, one (1) Vice-President, one (1) Secretary, one (1) Treasurer, and one (1) Trustee. Total officers five (5).
2. All terms of office shall be for one (1) year.
3. The Board of Directors of the Maple Meadows Mobile Home Tenants Association cannot hold more than one (1) elected office at a time.
4. The President or Vice-President must attend all regular and special meetings called.
5. In the event a Board Member resigns or fails to attend three consecutive meetings or a total of four regular and/or special meetings throughout the year, his/her seat shall be forfeited and the Board shall be empowered to appoint a successor. Unless as determined by the Board good cause to be absent from meetings is presented.
6. All officers shall be voting members of the Board of Directors.
7. The Board of Directors will have the responsibility of conducting the general business of the Association, set policy, establish goals, represent the Association to the public, including the power to negotiate for, acquire and operate the mobile home park on behalf of the member residents, and oversee fund raising activities.
8. No Board Member may receive any money or assets other than compensation for services rendered or repayment of loans to the Association.
9. All Board of Directors upon the end of their term shall, turn over all records to the new Board, two weeks prior to end of term.
10. A letter of resignation shall be given to the Board of Directors when leaving office.

ARTICLE VIII: OFFICERS

The President shall:

1. Preside at all regular or special meetings;
2. Appoint all committees not otherwise provided, and if necessary, may appoint such committees between meetings. However, any committee thus appointed is to be approved by the Board at its next regular meeting;
3. Represent the Association as its highest officer;
4. Is an ex-officio member of all committees in the Association except the Nominations Committee.

Section B: Vice-President

1. Assist the President;
2. Preside in the President's absence;
3. Upon the resignation of the President, the Vice-President will fulfill the duties of the President until the election of a new President at the next Annual Meeting.

Section B: Secretary

The Secretary will keep an accurate record of all meetings by the Association in a proper book provided for this purpose.

1. The first paragraph should contain:
 - a. name of the Association
 - b. date and place of meeting
 - c. time called to order
 - d. name of presiding officer
 - e. whether a regular or special meeting (if a special meeting state the purpose for which it was called)
2. Record the names of members present and guest attending. A roster will be available for members to sign.
3. Order of minutes:
 - a. all business transacted; state motions and whether carried or lost;
 - b. facts pertaining to the meeting-guest speakers, etc.
 - c. report of Treasurer
 - d. committee reports
 - e. old business discussed
 - f. new business brought up
 - g. "meeting adjourned until..." (date of next meeting)

4. All correspondence and notices will be subject to board approval.
5. A copy of each meeting's minutes will be provided to board members and will be available for any member to review at a reasonable time.
6. The Secretary will keep a file of all reports and records of the Association; report all communications at the meeting; send a copy of all Association correspondence to the President and Vice-President; send out all notices; extend and acknowledge invitations; and file all correspondence with copies of replies for future reference.

Section D: Treasurer

The Treasurer will:

1. Keep, or cause to be kept, proper records of dues and financial records of the Association; supervise and be responsible for the disbursement of funds as directed by the Board of Directors; render to the membership at regular intervals an account of the financial condition of the Association. The books will be open for inspection by members at any reasonable time.
2. Perform such other duties as the Board of Directors may prescribe.
3. At a designated time during meetings, report to the members:
 - a. balance on hand at the last report
 - b. funds received from all sources since that report
 - c. an itemized account of expenditures since that report
 - d. balance as of the date of this meeting
4. At the end of the fiscal year, the Treasurer will submit a written report on all money transactions which will be filed and the books audited by an Audit Committee appointed by the President.
5. All account withdrawals will require the signature of the Treasurer and the President or Vice-President. In no event shall two signatories be related or reside in the same household.
6. The expenses of the Board shall be paid by the Treasurer upon presentation of duly signed receipts. All reimbursed expenses must be approved by the Board of Directors.
7. In the event of a vacancy for office of Treasurer, an audit will be conducted by an Audit Committee as soon as the resignation becomes effective and before the new Treasurer takes office.

Section E: TRUSTEE

1. The Trustee will perform such duties as directed by the President and/or the Board of Directors, and will be the main contact between the membership and the Board of Directors.

2. The Trustee shall be responsible for membership activity and ensure that residents of Maple Meadows Mobile Home Tenants Assn: will have the opportunity to become members of the Association.

ARTICLE IX: NOMINATIONS (ELECTION) COMMITTEE

1. A Nominations Committee will be comprised of five members elected or appointed by the Board of Directors.

2. The Committee will meet and prepare a slate of Officers and Representatives to be presented at the Annual Meeting as nominees for office for the ensuing year. The presentation of nominees does not preclude further nominations from the floor.

3. All candidates for office must be members in good standing before they can be elected and take office. Each office must be filled.

ARTICLE X: ELECTIONS

Section A: One (1) month's notice, in writing, of annual elections must be given to all members in good standing; only those member households in good standing are entitled to (1) one vote per household unit, or participate in elections.

ARTICLE XI: ASSOCIATE MEMBERSHIP

Section A: An Associate Member is a person who displays a real interest in the Association's purpose but does not qualify as a voting member because she/he does not meet the membership requirements as set forth in these By-Laws.

Section B: Prospective Associate Members shall apply to the Board of Directors to be considered for such membership. Approval will be at the discretion of the Board.

Section C: Upon approval of the Board, the individual shall pay 1/2 the annual membership dues, if any.

ARTICLE XII: GRIEVANCE PROCESS

Section A: An individual who has a grievance against any Board Member of the Association, may request that a special Grievance Committee be set up to hear the complaint.

Section B: The Grievance Committee will consist of three persons appointed by the Board of Directors and will exclude the person making the complaint or involved in the issue.

Section C: The Grievance Committee will investigate the grievance and report its findings to the Board of Directors within Fifteen (15) days of receiving the complaint.

Section D. The Grievance Committee shall present its findings to the Board of Directors with recommended action to resolve the issue. The Board of Directors shall render its decision, relying on the facts and (possible) recommendations (s) of the Grievance Committee, within fifteen (15) days of receiving the report.

Section E: If the person filing the complaint disagrees with the decision of the Board of Directors, she/he may appeal directly to the membership at its next general membership meeting.

ARTICLE XIII: AMENDMENTS

Section A: Any proposed changes or amendments to the By-Laws must be submitted, in writing, to the Board of Directors for consideration.

Section B: The members will be given, in writing, at least two weeks before the membership meeting, notice of proposed changes to the By-Laws.

Section C: A simple majority of members present at a general membership meeting is required for acceptance of original or recommended change to the By-Laws.

ARTICLE XIV: PUBLIC RELATIONS

Section A: Publicity is an important factor to the Association. A Public Relations Person may be appointed by the Board of Directors if it deems necessary and she/he will obtain adequate press publication for the Association.

Section B: Items regarding the Association's activities which will be of general interest should be contained in material sent regularly for publication. The Public Relations Person will keep an accurate account of the Association's activities and social events in an interesting manner.

ARTICLE XV: DISSOLUTION OF ASSOCIATION

Section A: In the event it becomes necessary to dissolve the Association for any reason, the following will be adhered to:

1. All legitimate bills against the Association will be paid from available funds;
2. All remaining funds will be donated to a local charity decided by majority vote of all voting members.

Section B: No Board Member may receive any money or assets other than compensation for services rendered or repayment of loans to the Association.

ARTICLE XVI: REFERENCES

In the event an item not specifically mentioned in the By-Laws, Roberts' Rules of Order shall prevail.

ADOPTED:

Secretary

AMENDED:

Secretary

AMENDED:

Secretary

AMENDED:

Secretary