



**State of Rhode Island  
Office of the Secretary of State**

**Fee: \$20.00**

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

**Non-Profit Corporation  
Annual Report**

*Filing Period: February 1 - May 1*

*In accordance with R.I.G.L. 7-6-94, each corporation failing or refusing to file its annual report within the time prescribed by law (R.I.G.L. 7-6-91) is subject to a penalty fee of \$25.00.*

**ANNUAL REPORT YEAR - ENTER THE CURRENT YEAR 2025:** 2025

**1. Corporate ID No.** 000164308

**2. Name of Corporation** RIVER RUN CONDOMINIUM ASSOCIATION

**3. State of Incorporation**

State: RI

**NAICS CODE**

Using the dropdown labeled NAICS Code below, select the classification title that describes the primary type of activity in which your entity engages. The box to the right of the dropdown will populate a NAICS Code based on the chosen selection. If the NAICS Code is known, enter it into the box on the right. For further assistance with selecting a classification [click here](#).

NAICS Code

813990

**4. Principal Office Address**

No. and Street: FIRST CHOICE PROPERTY

MANAGEMENT

48 HAMLET AVENUE

City or Town: WOONSOCKET

State: RI Zip: 02895 Country: USA

**5. Brief Description of the Character of the Affairs Conducted in Rhode Island**

OPERATION, ADMINISTRATION, USE AND MAINTENANCE OF THE CONDO UNITS  
AND COMMON AREAS OF RIVER RUN CONDOMINIUMS

**6. Names and Addresses of the Officers and Directors:**

**All Directors and Officers must be listed individually. The number of DIRECTORS of a Rhode Island Corporation shall not be less than 3.**

| <b>Title</b> | <b>Individual Name</b><br>First, Middle, Last, Suffix | <b>Address</b><br>Address, City or Town, State, Zip Code, Country |
|--------------|---|---|
| SECRETARY    | DIANNE PELLETIER                                      | 8 RIVER BANK DRIVE<br>CUMBERLAND, RI 02864 USA                    |
| PRESIDENT    | JOHN LUND   | 10 CANAL STREET<br>CUMBERLAND, RI 02864 USA                       |
| DIRECTOR     | JOHN LUND   | 10 CANAL STREET<br>CUMBERLAND, RI 02864 USA                       |
| TREASURER    | CYNTHIA SOUSA   | 30 RIVER BANK DRIVE<br>CUMBERLAND, RI 02864 USA                   |
| DIRECTOR     | CYNTHIA SOUSA   | 30 RIVER BANK DRIVE<br>CUMBERLAND, RI 02864 USA                   |
| DIRECTOR     | DIANNE PELLETIER                                      | 8 RIVER BANK DRIVE<br>CUMBERLAND, RI 02864 USA                    |

**7. REGISTERED AGENT IN RHODE ISLAND - DO NOT ALTER**  
**Changes Require Filing of Form 641 - R.I.G.L. 7-6-13 / 7-6-78**

FIRST CHOICE PROPERTY MANAGEMENT INC. 48 HAMLET AVENUE WOONSOCKET , RI 02895

**8. This report must be signed by either the President, Vice President, Secretary, Assistant Secretary, Treasurer, duly Authorized Representative, Receiver, or Trustee.**

**Signed this 15 Day of January, 2025 at 11:20:30 AM by the authorized person. *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 company, 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.***

By NICHOLE CHILLIEST  
Signature of Authorized Person

Form No. 631  
Revised 09/07

© 2007 - 2025 State of Rhode Island  
All Rights Reserved