



State of Rhode Island
Department of State - Business Services Division

Articles of Incorporation

DOMESTIC Non-Profit Corporation

→ Filing Fee: \$35.00

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2025 APR 10 PM 3:14

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

1. The name of the corporation is: The McCambridge Estates Mobile Home Park Tenants Association		
2. The period of its duration is: CHECK ONE BOX ONLY ☒ Perpetual (on-going) ☐ Date certain for dissolution _____		
3. The specific purpose or purposes for which the corporation is organized are: To promote the interests of and protect the general welfare of its members as tenants of McCambridge Estates Mobile Home Park. Serve as a source of information and communication for its members. Qualify for Right of First Refusal as a Tenants' Association under the Rhode Island Mobile and Manufactured Home Act Check the box to indicate an attachment ☐		
4. 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: See annexed Articles of Association Check the box to indicate an attachment ☒		
5. Name and address of the initial registered agent/office in Rhode Island is:		
Agent Name Sheila Anderson		
Street Address (<u>NOT</u> a P.O. Box) 46 Lowell Avenue		
City Pawtucket	State RHODE ISLAND	Zip Code 02861

MAIL TO:

Division of Business Services

148 W. River Street, Providence Rhode Island 02904-2615

Phone: (401) 222-3040

Website: www.sos.ri.gov

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 APR 10 2025
 BY *V. Yung*
 AA-3:14 pm

6. The number of the initial Board of Directors of the Corporation is 5 (not less than 3 directors) and the names and address of the persons who are to serve as the initial directors are:

NAME	ADDRESS
Sheila Anderson	46 Lowell Avenue, Pawtucket, RI 02861
Rhonda Derbyshire	40 Lowell Avenue, Pawtucket, RI 02861
Deborah Asermely	42 Lowell Avenue, Pawtucket, RI 02861
Gordon Davis	44 Lowell Avenue, Pawtucket, RI 02861
Jose Chavez	48 Lowell Ave., Pawtucket, Check the box to indicate an attachment ☐

7. The name and address of each incorporator is: RI 02861

NAME	ADDRESS
Sheila Anderson	46 Lowell Avenue, Pawtucket, RI 02861

Check the box to indicate an attachment ☐

8. Date when these Articles of Incorporation will be effective: **CHECK ONE BOX ONLY**

- ☒ Date received (Upon filing)
- ☐ Later effective date (Date must be no more than 30 days from the date of filing) _____

9. Under penalty of perjury, I/we declare and affirm that I/we have examined these Articles of Incorporation, including any accompanying attachments, and that all statements contained herein are true and correct.

Type or Print Name of Incorporator	Date
Sheila Anderson	3/26/25

Signature of Incorporator
<i>Sheila Anderson</i>

Type or Print Name of Incorporator	Date

Signature of Incorporator

Type or Print Name of Incorporator	Date

Signature of Incorporator

**THE McCAMBRIDGE ESTATES MOBILE HOME PARK
TENANTS ASSOCIATION**

ARTICLES OF ASSOCIATION

To further common purposes, the members agree to organize under these articles of association:

ARTICLE ONE

NAME

The name of this association shall be The McCambridge Estates Mobile Home Park Tenants Association.

ARTICLE TWO

PRINCIPAL OFFICE

The principal office of the association shall be at 46 Lowell Avenue in the City of Pawtucket, Rhode Island. The association may have such other offices as may from time to time be designated by its members or its board of directors.

ARTICLE THREE

PURPOSE

The purpose of this association shall be to promote the interests of and to protect the general welfare of its members as tenants with regard to the operation of the McCambridge Estates Mobile Home Park in Pawtucket, Rhode Island.

Serve as a source of information and communication for the residents of McCambridge Estates Mobile Home Park.

Qualify for Right of First Refusal as a Tenants Association under Section 31-44-3.1 of the Rhode Island Mobile and Manufactured Homes Act

This association is organized and operated in perpetuity exclusively for the above stated purpose and no part of any net earnings shall inure to the benefit of any individual member.

ARTICLE FOUR

POWERS

In furtherance of the objects described above, but not in limitation thereof, the association shall have power to collect and disseminate statistics and other information, to conduct investigations, to engage in fund-raising activities, including advertising and publicity, in or by any suitable manner or media, and to hold such property as is necessary to accomplish its purposes.

ARTICLE FIVE

MEMBERSHIP

Membership in the association shall be restricted to owners of mobile home residential units who are tenants and lease space on an annual basis at The McCambridge Estates Mobile Home Park in Pawtucket, Rhode Island.

ARTICLE SIX

DUES

The annual dues required for membership in the association shall be determined by a majority vote of the members on recommendation of the board of directors. Dues may vary from year to year, but dues shall be the same for all members.

ARTICLE SEVEN

MEETINGS

- a) Annual Meeting. There shall be an annual meeting of the association during the month of June, unless otherwise ordered by the board of directors, for electing members of the board of directors and general officers, receiving reports, and transacting other business. A notice of

this meeting, issued by the Secretary, shall be mailed to each member at least ten (10) days before the appointed time for the meeting.

- b) General Meetings. Other such meetings may be held as ordered by the board of directors. A notice of these meetings, issued by the Secretary, shall be mailed to each member at least ten (10) days before the appointed time for the meeting.
- c) Quorum. A majority of the active members of this association, or their designees, when present at any meeting, shall constitute a quorum, and, in case there is less than this number, the presiding official may adjourn from time to time until a quorum is present.

ARTICLE EIGHT

GOVERNMENT

- a) Board of Directors. The government of this association shall be vested in a board of directors consisting of five members elected as provided in the bylaws.
- b) Administrative Officers. The administration of the association shall be vested in the general officers, who will be elected as provided in the bylaws.
- c) Standing Committees. The association shall have at least three standing committees: an audit committee of three members, a membership committee of three members, and a nominating committee of three members.

ARTICLE NINE

AMENDMENT OF ARTICLES OF ASSOCIATION

Amendments to the articles of association shall be made at the annual meeting only, on a seventy-five percent (75%) affirmative vote of the active members or their designees present or represented by proxy in voting, provided that a legal quorum is present at such meeting. Proposed amendments by active members shall be presented to the Secretary in writing at least twenty (20) days before the date of the Annual meeting, and copies of such proposed amendments shall be mailed by the Secretary to each active member at least ten (10) days before the meeting.

ARTICLE TEN

BYLAWS

Bylaws will be hereafter adopted. Such bylaws may be amended or repealed, in whole or in part, in the manner provided therein, and the amendments to the bylaws shall be binding on all members, including those who may have voted against them.

ARTICLE ELEVEN

DISTRIBUTION OF PROPERTY ON DISSOLUTION

In the event of dissolution of this association its property shall be distributed as follows:

- a) All tangible property shall be converted to liquid assets by sale at fair market value.
- b) After all debts of the association have been satisfied, the remaining funds shall be equally divided among the active members, by dividing the remaining funds by the total number of active members.

ADOPTION

In Witness Whereof, these Articles of Association have been hereunto lawfully adopted by the below listed members of The McCambridge Estates Mobile Home Park Tenants Association on this 3 day of 28, 2025.

Sheila J. Anderson
SHEILA ANDERSON

John Ventura
JOHN VENTURA

Rhonda Derbyshire
RHONDA DERBYSHIRE

Deborah M. Asermely
DEBORAH M. ASERMELY

Gordon Davis
GORDON DAVIS

Linda Davis
LINDA DAVIS

Jose Chavez
JOSE CHAVEZ

Blanca Flores Ramos
CHAVEZ

Blanca Luvia Flores Ramos



State of Rhode Island

Department of State | Office of the Secretary of State

Gregg M. Amore, *Secretary of State*

I, GREGG M. AMORE, Secretary of State of the State of Rhode Island,
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:

April 10, 2025 03:14 PM

A handwritten signature in black ink, reading "Gregg M. Amore". The signature is written in a cursive style.

Gregg M. Amore
Secretary of State

