

**Articles of Incorporation**  
**Nagog Woods Community Corporation**

# The Commonwealth of Massachusetts



BE IT KNOWN THAT WHEREAS

Daniel Needham, Jr.

does hereby declare with the intention of forming a corporation to be known as

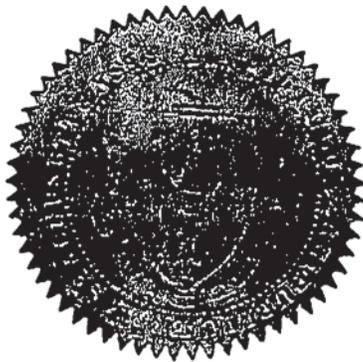
Nagog Woods Community Corporation

under the provisions of General Laws, Chapter 180, that he has complied with the provisions of the Statutes of the Commonwealth in such case made and provided, as appears from the Articles of Organization of said corporation, duly approved by the State Secretary and recorded in this office:

now, therefore, I, JOHN F. X. DAVOREN, Secretary of the Commonwealth of Massachusetts, DO HEREBY CERTIFY that said

Nagog Woods Community Corporation

is legally organized and established as, and is hereby made an existing corporation as of June 21, 1972 with the powers, rights and privileges, and subject to the limitations, duties, and restrictions, which by law appertain thereto.



nm

WITNESS my official signature hereunto subscribed and the Great Seal of the Commonwealth of Massachusetts hereunto affixed, this twenty-ninth day of September in the year of Our Lord one thousand nine hundred and seventy-two.

*John F. X. Davoren*

Secretary of the Commonwealth

*Archie D. Dickerson*  
Deputy Secretary

The Commonwealth of Massachusetts

JOHN F.X. DAVOREN
Secretary of the Commonwealth
STATE HOUSE
BOSTON, MASS.

ARTICLES OF ORGANIZATION

(Under G.L. Ch. 180)
Incorporators

NAME POST OFFICE ADDRESS
Include given name in full in case of natural persons; in case of a corporation, give state of incorporation.

Daniel Needham, Jr.

275 Somerset Street
Belmont, Massachusetts

The above-named incorporator(s) do hereby associate (themselves) with the intention of forming a corporation under the provisions of General Laws, Chapter 180 and hereby state(s):

1. The name by which the corporation shall be known is:

NAGOG WOODS COMMUNITY CORPORATION

2. The purposes for which the corporation is formed are as follows:

See Page 1A attached hereto.

NOTE: If provisions for which the space provided under Articles 2, 3 and 4 is not sufficient additions should be set out on continuation sheets to be numbered 2A, 2B, etc. Indicate under each Article where the provision is set out. Continuation sheets shall be on 8 1/2" x 11" paper and must have a left-hand margin 1 inch wide for binding. Only one side should be used.

To manage, maintain, protect, preserve and improve the planned development of The Village of Nagog Woods in the County of Middlesex, Commonwealth of Massachusetts, to promote the health, safety and welfare of its members, and in furtherance of said purposes to purchase, acquire, hold, improve, sell, rent, mortgage, pledge, assign and otherwise deal in and with real estate and personal property to be used for conservation and recreational purposes.

To promote, encourage and advance athletic, recreational and family activities in The Village of Nagog Woods. To own, operate and maintain, or provide for the operation and maintenance of any properties or facilities which may from time to time be designated or conveyed to the Corporation as community areas serving the general welfare of all condominium unit owners and other residents of The Village of Nagog Woods.

To exercise all the rights, powers and privileges and to perform all the duties and obligations of the Corporation as set forth and undertaken in the "Master Declaration of Covenants, Conditions and Restrictions for the Planned Development of Nagog Woods in Acton, Middlesex County", to be recorded in Middlesex South Registry of Deeds.

To operate and maintain, or provide for the operation and maintenance of, the common areas and facilities of all condominiums in The Village of Nagog Woods, including the employment and dismissal of all necessary personnel, the making of repairs, additions and improvements to, or alterations of, such common areas and facilities, the purchasing of all necessary supplies, the allocation of expenses to, and billing of, all condominium unit owners' organizations, the preparation of all necessary forms for insurance, taxes, and similar matters, and generally to do all things reasonably necessary for the proper management and maintenance of said common areas and facilities.

No part of the net earnings of the Corporation shall inure to the benefit of any member, director, officer of the Corporation, or any private individual (except that reasonable compensation may be paid for services rendered to or for the Corporation affecting one or more of its purposes).

Notwithstanding any other provision of these Articles the Corporation shall not conduct or carry on any activities not permitted to be conducted or carried on by an organization exempt under Section 501(c)(7) of the Internal Revenue Code and its Regulations as they now exist or as they may hereafter be amended.

3. If the corporation has more than one class of members, the designation of such classes, the manner of election or appointment, the duration of membership and the qualification and rights, including voting rights, of the members of each class, are as follows:—

• 4. Other lawful provisions, if any, for the conduct and regulation of the business and affairs of the corporation, for its voluntary dissolution, or for limiting, defining, or regulating the powers of the corporation, or of its directors or members, or of any class of members, are as follows:—

NONE

5. By-laws of the corporation have been duly adopted and the initial directors, president, treasurer and clerk or other presiding, financial or recording officers whose names are set out below, have been duly elected.
6. The effective date of organization of the corporation shall be the date of filing with the Secretary of the Commonwealth or if later date is desired, specify date, (not more than 30 days after date of filing.)
7. The following information shall not for any purpose be treated as a permanent part of the Articles of Organization of the corporation.

a. The post office address of the initial principal office of the corporation in Massachusetts is:

The Village of Nagog Woods, Acton, Massachusetts.

b. The name, residence, and post office address of each of the initial directors and following officers of the corporation are as follows:

NAME	RESIDENCE	POST OFFICE ADDRESS
President: Robert G. Brownell	Stonehedge Lincoln, Mass.	Stonehedge Lincoln, Mass.
Treasurer: John P. Lynch	Village of Nagog Woods Acton, Mass.	Village of Nagog Woods Acton, Mass.
Clerk: Joan Burns	39 Elaine Road Sudbury, Mass.	39 Elaine Road Sudbury, Mass.

Directors: (or officers having the powers of directors)

See Page 3A attached hereto.

c. The date initially adopted on which the corporation's fiscal year ends is:

December 31.

d. The date initially fixed in the by-laws for the annual meeting of members of the corporation is:

Second ~~Monday~~ <sup>March</sup> in ~~January~~ <sup>February</sup>

e. The name and business address of the resident agent, if any, of the corporation is:

None.

IN WITNESS WHEREOF and under the penalties of perjury the above-named INCORPORATOR(S) sign(s) these Articles of Organization this \_\_\_\_\_ day of \_\_\_\_\_ 1972.

The signature of each incorporator which is not a natural person must be by an individual who shall show the capacity in which he acts and by signing shall represent under the penalties of perjury that he is duly authorized on its behalf to sign these Articles of Organization.

5. By laws of the corporation have been duly adopted and the initial directors, president, treasurer and clerk or other presiding, financial or recording officers whose names are set out below, have been duly elected.
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DIRECTORS

Name

Robert G. Brownell	Stonehedge, Lincoln, Mass.	Stonehedge, Lincoln, Mass.
John P. Lynch	Village of Nagog Woods Acton, Mass.	Village of Nagog Woods Acton, Mass.
Joan Burns	39 Elaine Road Sudbury, Mass.	39 Elaine Road Sudbury, Mass.
Kenneth D. O'Sullivan	Village of Nagog Woods Acton, Mass.	Village of Nagog Woods Acton, Mass.
Gerald R. Mueller	Poor Farm Road Harvard, Mass.	Poor Farm Road Harvard, Mass.
John Baker	Village of Nagog Woods Acton, Mass.	Village of Nagog Woods Acton, Mass.
Daniel Needham, Jr.	275 Somerset Street Belmont, Mass.	275 Somerset Street Belmont, Mass.

THE COMMONWEALTH OF MASSACHUSETTS

ARTICLES OF ORGANIZATION  
GENERAL LAWS, CHAPTER 180

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I hereby certify that, upon an examination of the within-written articles of organization, duly submitted to me, it appears that the provisions of the General Laws relative to the organization of corporations have been complied with, and I hereby approve said articles; and the filing fee in the amount of \$25.00 having been paid, said articles are deemed to have been filed with me this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_ .

*Effective date*

JOHN F.X. DAVOREN  
*Secretary of the Commonwealth*

TO BE FILLED IN BY CORPORATION  
CHARTER TO BE SENT TO

William F. Machen, Esquire

Sherburne, Powers & Needham

225 Franklin Street

Boston, Massachusetts 02110 (482-1545)

FILING FEE: \$25.00

CHARTER MAILED  
DELIVERED