

PENNSYLVANIA DEPARTMENT OF STATE  
CORPORATION BUREAU

Articles of Incorporation-Nonprofit

(15 Pa.C.S.)

Entity Number

- Domestic Nonprofit Corporation (§ 5306)
- Nonprofit Cooperative Corporation (§ 7102B)

Name  
**J. Robert Hanlon, Jr., Esquire**      **ESQUIRE ASSIST**

Address  
**COUNTER PICK UP**

City                          State                          Zip Code

Document will be returned to the name and address you enter to the left.

**ESQUIRE ASSIST  
DATE STAMPED COPY**

Fee: \$125

Filed in the Department of State on \_\_\_\_\_

\_\_\_\_\_  
Secretary of the Commonwealth

In compliance with the requirements of the applicable provisions (relating to articles of incorporation or cooperative corporations generally), the undersigned, desiring to incorporate a nonprofit/nonprofit cooperation corporation, hereby state(s) that:

1. The name of the corporation is:

**Washington Square Homeowners Association**

2. The (a) address of this corporation's current registered office in this Commonwealth or (b) name of its commercial registered office provider and the county of venue is:

(a) Number and Street	City	State	Zip	County
c/o ACRI Commercial Realty, Inc.	290 Perry Highway	Pittsburgh	PA	Allegheny

(b) Name of Commercial Registered Office Provider                          County

c/o: \_\_\_\_\_

**2013 OCT 16 PM 2:59  
PA DEPT OF STATE**

3. The corporation is incorporated under the Nonprofit Corporation Law of 1988 for the following purpose or purposes, exclusively for one or more purposes as specified in Section 528 of the Internal Revenue Code of 1986, as amended, including without limitation, for the following purpose or purposes: To be and constitute the homeowner's association for a to be formed planned community known as "Washington Square" consisting of Washington Square Phase 1 Plan of Lots, as recorded with the Department of Real Estate of Allegheny County ("Recorder's Office") at PBV 278, page 90, as created pursuant to that certain Declaration of Covenants, Conditions and Restrictions for Washington Square dated October 1, 2013 and recorded in the Recorder's Office at DBV 15390, page 389 ("Declarations"), and applicable to certain property located in the Borough of Jefferson Hills, Allegheny County, more fully described in the Washington Square Phase 1 Plan of Lots, as the same may be amended, modified or restated from time to time, and to perform all obligations and duties of such association, and to exercise all rights and powers of such association, as specified in said Declarations, and in the By-Laws of the Corporation, and as provided by law. In furtherance of said purposes the Corporation shall have all of the powers and privileges conferred upon it by the Pennsylvania Nonprofit Corporation Law of 1988, as amended (or the corresponding provisions of any future Pennsylvania nonprofit corporation law.)

4. The corporation does not contemplate pecuniary gain or profit, incidental or otherwise.

5. Check one of the following:

The corporation is organized on a non-stock basis.

*Option for Nonprofit Cooperative Corporation Only:* The corporation is organized on a stock share basis.

6. For Nonprofit Corporation Only:

~~(Strike out if inapplicable): The corporation shall have no members.~~

~~(Strike out if inapplicable): The incorporators constitute a majority of the members of the committee authorized to incorporate: \_\_\_\_\_ by the requisite vote required by the organic law of the association for the amendment of such organic law.~~

7. For Nonprofit Cooperative Corporation Only:

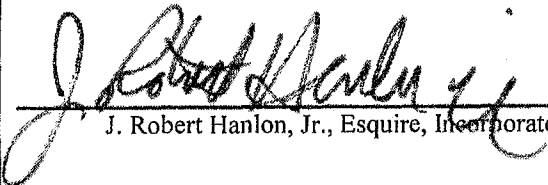
Complete and strike out the inapplicable term: ~~The corporation is a cooperative corporation and the common bond of membership among its (members) (shareholders) is: \_\_\_\_\_~~

8. The name(s) and address(es) of each incorporator(s) is (are) *(all incorporators must sign below)*:

Name(s)	Address(es)
J. Robert Hanlon, Jr., Esquire	c/o Meyer, Unkovic & Scott LLP, 535 Smithfield Street, Suite 1300, Pittsburgh, PA 15222
_____	_____
_____	_____

9. The specified effective date, if any, is:  
**Upon Filing**  
\_\_\_\_\_  
month      day      year      hour, if any

10. Additional provisions of the articles, if any, attach an 8½ x 11 sheet.

IN TESTIMONY WHEREOF, the incorporator(s)  
has/have signed these Articles of Incorporation this  
16th day of October, 2013.  
  
\_\_\_\_\_  
J. Robert Hanlon, Jr., Esquire, Incorporator

Docketing Statement DSCB:15-134A (Rev 2012)  
 Departments of State and Revenue

One (1) required

**BUREAU USE ONLY:**  
 Dept. of State Entity # \_\_\_\_\_  
 Dept. of Rev. Box # \_\_\_\_\_  
 Filing Period \_\_\_\_\_ Date 3 4 5 \_\_\_\_\_  
 SIC/NAICS \_\_\_\_\_ Report Code \_\_\_\_\_

Check proper box:

*Pennsylvania Entities*

business stock  
 business non-stock  
 professional  
 nonprofit stock  
 nonprofit non-stock  
 statutory close  
 management  
 cooperative  
 insurance  
 benefit  
 limited liability company  
 restricted professional  
 limited liability company  
 business trust

*Foreign Entities*

State/Country \_\_\_\_\_ Date \_\_\_\_\_

business  
 benefit  
 nonprofit  
 limited liability company  
 restricted professional  
 limited liability company  
 business trust

*Other*

domestication  
 division  
 consolidation

1. Entity Name:  
**Washington Square Homeowners Association**

2. Individual name and mailing address responsible for initial tax reports:  
**Rinaldo Acri, c/o Acri Commercial Realty, Inc., 290 Perry Highway, Pittsburgh, PA 15229**

Name	Number and street	City	State	Zip
Rinaldo Acri	290 Perry Highway	Pittsburgh	PA	15229

3. Description of business activity:  
**Homeowners Association**

4. Specified effective date, if any:  
**Upon Filing**  
 month/day/year \_\_\_\_\_ hour, if any \_\_\_\_\_

5. EIN (Employee Identification Number), if any:  
**To Be Applied For**

6. Fiscal Year End:  
**December 31<sup>st</sup>**

7. Fictitious Name (only if foreign corporation is transacting business in PA under a fictitious name):  
**N/A**