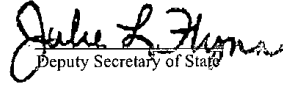


DOMESTIC  
NONPROFIT CORPORATION

STATE OF MAINE

ARTICLES OF INCORPORATION

File No. 20230622ND Pages 4  
Fee Paid \$ 40  
DCN 2231802310040 ARTI  
FILED  
06/29/2023

  
Deputy Secretary of State

A True Copy When Attested By Signature

Deputy Secretary of State

Pursuant to 13-B MRSA §403, the undersigned incorporator(s) execute(s) and deliver(s) the following Articles of Incorporation:

**FIRST:** The name of the corporation is:

847 Roosevelt Trail Commercial Condominium Association

**SECOND:** ("X" one box only. Attach additional page(s) if necessary.)

☐

The corporation is organized as a public benefit corporation for the following purpose or purposes:

☒

The corporation is organized as a mutual benefit corporation for all purposes permitted under Title 13-B or, if not for all such purposes, then for the following purpose or purposes:  
The purposes of this Association are to establish a non-profit corporation pursuant to the Declaration and the Maine Non-Profit Corporation Act and the Maine Condominium Act for the governing, funding, operation, regulation, and maintenance of the Condominium established under the Declaration.

**THIRD:** The Registered Agent is a: (select **either** a Commercial or Noncommercial Registered Agent)

☐

Commercial Registered Agent

CRA Public Number: \_\_\_\_\_

\_\_\_\_\_  
(name of commercial registered agent)

☒

Noncommercial Registered Agent

Leslie E. Lowry, III, Esq.

\_\_\_\_\_  
(name of noncommercial registered agent)

Ten Free Street, Portland, ME 04101

\_\_\_\_\_  
(physical location, not P.O. Box – street, city, state and zip code)

P.O. Box 4510, Portland, ME 04112

\_\_\_\_\_  
(mailing address if different from above)

**FOURTH:** Pursuant to 5 MRSA §108.3, the new commercial registered agent as listed above has consented to serve as the registered agent for this nonprofit corporation.

Form No. MNPCA-6 (1 of 3)

**FIFTH:** The number of directors (not less than 3) constituting the initial board of directors of the corporation, if the number has been designated or if the initial directors have been chosen, is three (3).

The minimum number of directors (not less than 3) shall be three (3) and the maximum number of directors shall be three (3).

**SIXTH:** Members: ("X" one box only.)

☐

There shall be no members.

☒

There shall be one or more classes of members and the information required by 13-B MRSA §402 is attached.

**SEVENTH:** (Optional) ☐ (Check if this article is to apply.)

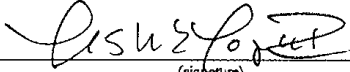
No substantial part of the activities of the Corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and the Corporation shall not participate in or intervene in (including the publication or distribution of statements) any political campaign on behalf of any candidate for public office.

**EIGHTH:** (Optional) ☒ (Check if this article is to apply.)

Other provisions of these articles including provisions for the regulation of the internal affairs of the corporation, distribution of assets on dissolution or final liquidation and the requirements of the Internal Revenue Code section 501(c) are set out in Exhibit A attached hereto and made a part hereof.

**Incorporators**

Dated June 29, 2023

  
(signature)

Street Ten Free Street  
(address)

Leslie E. Lowry, III, Esq.  
(type or print name)

Portland, ME 04101  
(city, state and zip code)

\_\_\_\_\_  
(signature)

Street \_\_\_\_\_  
(address)

\_\_\_\_\_  
(type or print name)

\_\_\_\_\_  
(city, state and zip code)

\_\_\_\_\_  
(signature)

Street \_\_\_\_\_  
(address)

\_\_\_\_\_  
(type or print name)

\_\_\_\_\_  
(city, state and zip code)

**For Corporate Incorporators\***

Name of Corporate Incorporator \_\_\_\_\_

By \_\_\_\_\_  
(signature of officer)

Street \_\_\_\_\_  
(principal business location)

\_\_\_\_\_  
(type or print name and capacity)

\_\_\_\_\_  
(city, state and zip code)

Name of Corporate Incorporator \_\_\_\_\_

By \_\_\_\_\_  
(signature of officer)

Street \_\_\_\_\_  
(principal business location)

\_\_\_\_\_  
(type or print name and capacity)

\_\_\_\_\_  
(city, state and zip code)

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**\*Articles are to be executed as follows:**

If a corporation is an incorporator (13-B MRSA §401), the name of the corporation should be typed or printed and signed on its behalf by an officer of the corporation. The articles of incorporation must be accompanied by a certificate of an appropriate officer of the corporation, not the person signing the articles, certifying that the person executing the articles on behalf of the corporation was duly authorized to do so.

Please remit your payment made payable to the Maine Secretary of State.

Submit completed form to:

**Secretary of State**  
**Division of Corporations, UCC and Commissions**  
**101 State House Station**  
**Augusta, ME 04333-0101**  
Telephone Inquiries: (207) 624-7752

Email Inquiries: [CEC.Corporations@Maine.gov](mailto:CEC.Corporations@Maine.gov)

EXHIBIT A  
847 Roosevelt Trail Commercial Condominium Association  
ARTICLES OF INCORPORATION

ARTICLE SIXTH:

The members shall consist of all the owners of all the Units in the 847 Roosevelt Trail Commercial Condominium located in Windham, Maine created in accordance with the Declaration of Condominium recorded or to be recorded in the Cumberland County Registry of Deeds.

The membership of each owner shall terminate upon the sale, transfer or other disposition of his ownership interest in the Unit accomplished in accordance with the Declaration, whereupon membership shall automatically transfer to and be vested in the successor in ownership. A mortgage of a Unit shall not operate to transfer membership until foreclosure of the mortgage.

Each Unit shall have the percentage vote in the Association as specified in the Declaration. Any specified percentage vote refers to the aggregate percentage of all such votes.

ARTICLE EIGHTH:

The affairs of the Association shall be governed by a Board of Directors initially composed of two (2) directors appointed. Directors shall be an owner or the spouse of an owner of a Unit, or if a Unit owner is a corporation, limited liability company, partnership, trust or estate, then an officer, director, member, manager, partner, trustee, or appointed representative thereof.

No amendment to these Articles of Incorporation of the Association or change in the number of directors shall be effective without the written consent of the Declarant during the Declarant Control Period.

Filing Fee:  
**\$35.00**

Make check payable to:  
**Secretary of State**

Please file by  
**April 1, 2025**

**STATE OF MAINE**  
**2025 ANNUAL REPORT**  
FOR NONPROFIT CORPORATIONS ON FILE AS OF  
DECEMBER 31, 2024  
Pursuant to 13-B MRSA §1301.2, the information on the  
report must be current as of the date signed.

Filing by April 1, 2025 will allow  
us to provide better service. The  
legal filing deadline is still **June**  
**1, 2025**. A \$25 late filing fee will  
be assessed if the report is late.

Charter Number:  
20230622ND

Jurisdiction:  
ME

847 ROOSEVELT TRAIL COMMERCIAL CONDOMINIUM ASSOCIATION  
REBECCA D. SHILAND, REGISTERED AGENT  
P.O. BOX 4510  
PORTLAND, ME 04112 US

**Principal Home Office Address:**

30 AI ROAD  
RAYMOND, ME 04071 US

1. A brief statement of the character of the business in which the nonprofit corporation is actually engaged in the State of  
Maine; if none, so indicate: (13-B MRSA §1301.1.D)

CONDOMINIUM ASSOCIATION

2. Name and physical address of the President, Treasurer and Secretary or Clerk (or equivalent title). (13-B MRSA §1301.1.C)

Pres:	<u>MITCHEL W. WOODBREY</u> Type or Print Name	<u>PRESIDENT</u> President or Equivalent	<u>30 AI ROAD, RAYMOND, ME 04071</u> Physical Street Address (City, State, Zip - Not PO Box)
Treas:	<u>PHILIP TAUB</u> Type or Print Name	<u>TREASURER</u> Treasurer or Equivalent	<u>1760 2ND AVENUE, APT 8F, NEW YORK, ME 04071</u> Physical Street Address (City, State, Zip - Not PO Box)
Sec or Clerk:	<u>PHILIP TAUB</u> Type or Print Name	<u>SECRETARY</u> Secretary, Clerk or Equivalent	<u>1760 2ND AVENUE, APT 8F, NEW YORK, ME 04071</u> Physical Street Address (City, State, Zip - Not PO Box)

3. Must provide 3 to 3 Directors:  
(13-B MRSA §1301.1.C & §702.1)

Street address of each (not P.O. Box):  
(physical location (not P.O.Box) - street, town/city, zip)

<u>PHILIP TAUB</u> Type or Print Name	<u>1760 2ND AVENUE, APT 8F, NEW YORK, NY 10128</u> Physical Street Address (City, State, Zip - Not PO Box)
<u>MITCHEL W. WOODBREY</u> Type or Print Name	<u>30 AI ROAD, RAYMOND, ME 04071</u> Physical Street Address (City, State, Zip - Not PO Box)
<u>BRADLEY S. WOODBREY</u> Type or Print Name	<u>179 SPILLER HILL ROAD, RAYMOND, ME 04071</u> Physical Street Address (City, Street, Zip - Not PO Box)

Electronically Filed On: 05/30/2025

<u>REBECCA D. SHILAND</u> (AUTHORIZED SIGNATURE)	<u>REBECCA D. SHILAND</u> (TYPE OR PRINT NAME)	<u>REGISTERED AGENT</u> (CAPACITY/TITLE)
(Execution - 13-B MRSA §1301.3. Penalty for untrue or omitted material facts - 13-B MRSA §1303)		

**SUBMIT TO:** Bureau of Corporations, Elections and Commissions 101 State House Station, Augusta, ME 04333-0101  
For questions, please contact 207-624-7752 or e-mail [cec.corporations@maine.gov](mailto:cec.corporations@maine.gov)

**Charter Name:** 847 ROOSEVELT TRAIL COMMERCIAL CONDOMINIUM ASSOCIA **Charter #:** 20230622ND

**Other Officers:**

PHILIP TAUB, VICE PRESIDENT  
1760 2ND AVENUE, APT 8F, NEW YORK, NY 10128