

CERTIFICATE OF INCORPORATION

WEST FARMS CONDOMINIUM ASSOCIATION NO. 1, INC.

(A Nonstock Corporation)

We, the Incorporators, certify that we hereby associate ourselves as a body politic and corporate under the Nonstock Corporation Act of the State of Connecticut.

1. The name of the corporation is West Farms Condominium Association No. 1, Inc.

2. The Nature of the activities to be conducted, or the purposes to be promoted or carried out by the corporation, are as follows:

(a) To operate a condominium known as West Farms Condominium Association No. 1, located at West Farms in New Britain, Connecticut, in accordance with the requirements for an association of unit owners charged with the administration of property under "The Unit Ownership Act", Section 47-67 et seq, as amended, of the General Statutes of the State of Connecticut, and in accordance with a certain Declaration by Brittany Farms Development Corporation for said condominiums, as amended, as the same shall be recorded in the New Britain Land Records, reference to which is hereby made, including the performance of the following acts and services on a not-for profit basis:

(i) The supervision, care, operation, maintenance, renewal and protection of all buildings, structures, grounds, roadways, parking areas and other facilities and installations and appurtenances thereto relating to the property of said condominium.

(ii) The preparation of estimates and budgets of the costs and expenses of



rendering such services and performing, or contracting or agreeing for such performance, as provided for in or contemplated by this Article 2, and the apportionment of such estimated costs and expenses among the unit owners obligated to assume or bear the same.

(iii) To make and promulgate, on behalf of said owners, such rules and regulations as may be necessary or proper from time to time, with respect to the safe occupancy, reasonable use and enjoyment of the buildings, structures, grounds and facilities of the condominium and to enforce compliance therewith; and to perform, or cause to be performed, all such other and additional services and acts as are usually performed by managers or managing agents of real estate developments, including without limitation, keeping or causing to be kept, appropriate books and records, preparing and filing necessary reports and returns, making or causing to be made audits of books and accounts, retaining counsel, auditors and accountants, appraisers and other persons or services that may be necessary for or incidental to any of the foregoing purposes.

(b) To do and perform or cause to be performed all such other acts and services that may be necessary, suitable or incidental to any of the foregoing purposes and objects to the fullest extent permitted by law and to own fee title to any real estate for the purposes aforesaid and any other real property of which ownership thereof is not inconsistent with the purposes of the corporation as hereinabove set forth.

3. The corporation is nonprofit and shall not have or issue shares of stock or pay dividends; No part of the corporation's income shall be distributable to its members, directors or officers.

4. The class, rights, privileges, qualifications, obligations and the manner of election or appointment of members are as follows: There shall be one membership issued for each condominium unit at said West Farms Condominium No. 1. Following the sale of the last unit thereof, each membership shall have a vote equal to the percentage of undivided ownership assigned to his unit in the aforesaid Declaration. Such membership shall be automatically transferred upon the conveyance of any such condominium unit to the grantee thereof. The first meeting of the membership shall be held not more than thirty (30) days after the final unit in the condominium is sold or before May 1, 1978, whichever is sooner, or at a sooner time determined by the Developer. Until such time as memberships are issued, the corporation shall operate without membership. In the event title to a condominium unit is vested in more than one person, firm or corporation, each such part owner shall be entitled to the fraction of the membership as shall represent his or its proportionate interest in said condominium unit,

5. The management of the corporation shall be vested in the Board of Directors and said Board shall have the power to amend the Certificate of Incorporation at any duly constituted meeting of said Board, upon receiving the vote of a majority of the directors in office at the time of said vote.

6. The duration of the corporation shall be unlimited.

Dated at Hartford, Connecticut, this 25th day of May, 1973.



